UMBRIA REAL ESTATE
SINCE 2002

AGRITURISMO UMBERTIDE



Ref: NV939

Umbria - Perugia - Umbertide

PRICE: 1.950.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 630.00 Mq
Bedrooms: 11
Bathrooms: 12
Swimming pool: Si
Terrain: 13 ha

This property dating back to the end of the 19th century is situated about 5 km from the historic center of Umbertide, and was renovated according to typical local traditions maintaing the original structure with excellent finishes and quality materials.

The main farmhouse (formerly a tobacco drying house) has a total surface area of ??650 square meters and is arranged on four levels, composed as follows:

Ground Floor: restaurant with a bar corner, a room for all guests with fireplace, a kitchen with all the necessary equipment, pantry, hallway, bathroom, corridor.

Accessing from the external entrance there are: a bedroom with bathroom and utility room.

Raised Ground Floor: reception, double bedroom with bathroom suitable for disabled people.

The apartment with independent access consists of living room, kitchen, bedroom and bathroom (independent).

First Floor: living room with fireplace and a corridor, four apartments composed as follows: living room with kitchenette, a bedroom with mezzanine and bathroom, the studio apartment instead consists of a kitchenette, mezzanine and bathroom.

Second Floor: turret in which there are two double bedrooms with bathroom.

The outbuilding of about 200 sqm consists of a living room, a kitchen, a bedroom with mezzanine and bathroom, two bedrooms, a bathroom and laundry room as well as a studio apartment with bathroom for guests.

Also by external access, there are two rooms of about 30 square meters each, currently used as a games room and laundry room for guests.

EXTERIORS

The estate covers a total area of ??13.6 hectares, distributed over the surrounding hills, where is situated a large irregularly shaped swimming pool.Most of the land is covered by arable land and pastures (9.4 ha) with small areas covered by trees (0.3 ha).

The company's land is all managed using an organic method certified by ICEA, including the large olive grove (around 2,800 plants, many newly planted) which allows to produce an excellent extra virgin olive oil which is then served in the company restaurant.

Inside the property there is also a riding stable, where there is the possibility of taking riding lessons.

There is a stable measuring 10×20 m with 6 boxes for horses (3×3 m each equipped with a feeder and water trough) shed with a shower area for horses, tool shed, saddlery, irrigation water storage tank and animals.

A comfortable gravel square (600 m2) is located at the entrance to the property and allows guests to