

## Historic property Eleven-bedroom (12+1)

€ 893 608 | CZK 22 300 000

Perugia, Umbria



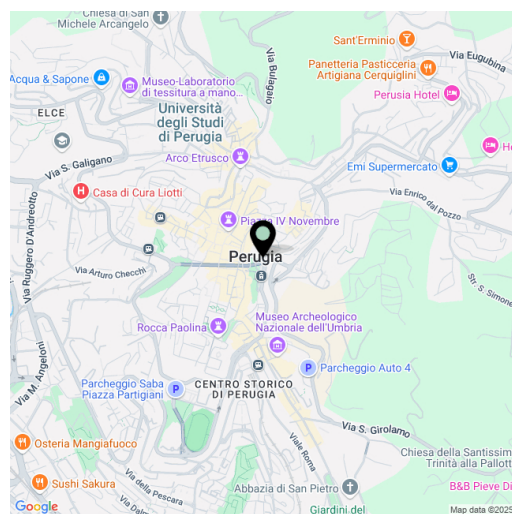


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Total area	544 m <sup>2</sup>
Plot	110 000 m <sup>2</sup>
Parking	Yes
PENB	D
Reference number	108279



This unique property complex is located on an 11-hectare plot with a bio-lake in the hilly landscape on the border of Tuscany and Umbria. The buildings have been completely renovated with an emphasis on preserving the original features complemented by modern technology. The entire area provides complete peace and privacy and the possibility of using it for residential purposes or as tourist accommodation with high investment potential.

The property includes several buildings with a total area of 544 m<sup>2</sup> with 11 bedrooms.

The main farmhouse (340 m<sup>2</sup>) dates back to the 17th century and is divided into 2 separate residential units that can be combined into one large apartment. They also allow for conversion into several smaller units or rooms for rent. A large garage is located in the basement.

- Unit A: living room, kitchen with access to the terrace, 2 bedrooms, bathroom
- Unit B: living room with fireplace, kitchen, 4 bedrooms, 3 bathrooms

The modern villa (178 m<sup>2</sup>) offers 2 additional separate units:

- Unit C: living room, kitchen with dining room, 2 bedrooms, 2 bathrooms
- Unit D: living room, kitchen, 2 bedrooms, 2 bathrooms

There is also a smaller annex (26 m<sup>2</sup>) that can serve as another bedroom with a bathroom.

The entire property is surrounded by terraces with exceptional panoramic views of the surrounding untouched landscape. The 11 ha plot is completely fenced and includes 5 ha of forest, 3.6 ha of arable land and 1.8 ha of olive grove. The real highlight is the crystal clear bio-lake with carefully selected vegetation, which offers an ecological alternative to a swimming pool.

The original historical features were preserved during the renovation, including exposed stone walls, oak beams, original fireplaces and doors and hand-forged iron elements. The attic has electrically operated Velux roof windows, the other windows are wooden with double glazing. The water comes from a natural spring. Modern technologies include a photovoltaic system (15 kW) connected to a new generation electrical system, a heating and hot water system with a wood/pellet boiler, an LPG boiler and solar panels with a 350 l tank. The property is equipped with a perimeter alarm with separate systems for each unit and a water softener.

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Basic amenities are available in the village 5 km away, with full services offered in the historic town of **Città di Castello** (30 minutes drive). The strategic location allows easy access to the most famous destinations in **Tuscany** and Umbria, including Florence, Siena, Perugia and Montepulciano.

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