

Ref. 175 – **BORGIO DEI PRATI**

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FINELY RESTORED COUNTRYSIDE PROPERTY FOR SALE IN UMBERTIDE, UMBRIA

Umbertide – Perugia – Umbria



Interiors
854 sqm

Bedrooms
11

Bathrooms
11

Garden
4,630 sqm

Swimming pool
15 x 5 m

On the hills of Umbria, in a panoramic position overlooking a characteristic medieval hamlet, small rural complex for sale. The finely restored property is composed of several independent buildings with a total of 11 bedrooms. The configuration of the property makes it very suitable both as a private home with space for guests and friends and as an accommodation business for those seeking pleasant moments of relaxation in the Umbrian countryside.

SUMMARY OF THE PROPERTY

REFERENCE #: 175 – BORGO DEI PRATI

TYPE: small rural hamlet

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (4.5 km)

INTERIORS: 854 square meters (9,188 square feet)

TOTAL ROOMS: 24

BEDROOMS: 11

BATHROOMS: 11

ANNEXES: several rustic buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, fireplace, terraced garden, pergola, swimming pool, panoramic view

EXTERIOR: 4,630 square meters (1.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 195.59 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Umbertide (9km; 10'), Perugia (22km; 30'), Città di Castello (32km; 30'), Passignano sul Trasimeno (32km; 35'), Gubbio (32km; 35'), Assisi (48km; 45'), Cortona (46km; 45'), Spello (55km; 45'), Montepulciano (70km; 1h 10'), Arezzo (72km; 1h 10'), Todi (76km; 59'), Montalcino (104km; 1h 45'), Pienza (83km; 1h 20'), Siena (111km, 1h 40'), San Gimignano (151km; 2h 20'), Florence (153km, 1h 50'), Rome (213km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (34km, 30'), Forlì L. Ridolfi (156km; 2h 5'), Firenze A. Vespucci (166km; 1h 55'), Roma Ciampino (216km, 2h 25'), Bologna G. Marconi (221km; 2h 35'), Roma Fiumicino (236km, 2h 45'), Pisa G. Galilei (252 km; 2h 45')

BORGIO DEI PRATI

On the hills of **Umbria**, in a panoramic position overlooking a characteristic medieval hamlet, small **rural complex** for sale. The finely restored property is composed of several independent buildings with a total of **11 bedrooms**. The configuration of the property makes it very suitable both as a **private home** with space for guests and friends and as an **accommodation business** for those seeking pleasant moments of relaxation in the Umbrian countryside.

The hamlet, located in an extremely quiet position, is easily reached via an unpaved road in excellent condition (approx. 4.5 km). The nearest services are available in **Umbertide** (9 km; 10') where there are supermarkets, banks, pharmacies and typical restaurants. Perugia airport, which offers connections to various European destinations, is less than half an hour's drive away.

DESCRIPTION OF THE PROPERTY

The **manor house** (409 sqm – 4,401 sqft, 6 bedrooms and 5 bathrooms) is a rustic three-story building, carefully renovated and divided into two independent apartments:

- **Apt. A:** located on the ground floor, it consists of a large living room with dining area, kitchen and pergola, two bedrooms and bathroom;
- **Apt. B:** dining room, two bedrooms and two bathrooms on the raised ground floor; living room, two bedrooms and two bathrooms on the first floor.

The **farmer's house** (243 sqm – 2,614 sqft, 2 bedrooms and 3 bathrooms) is instead a building developed mainly in length, on two communicating levels. On the lower floor there is the entrance with a large living/dining area, the kitchen and a laundry with service bathroom. Going up instead to the first floor, which can also be accessed independently from the outside, one arrives at a central living room/office space, which via two hallways leads to the master bedroom with bathroom and walk-in wardrobe and a second bedroom with en-suite bathroom.

A **rustic cottage** (127 sqm – 1,366 sqft, 2 bedrooms and 2 bathrooms) on two floors has been converted into a charming guest annex: on the ground floor there is a large living room with fireplace, a kitchenette and a small bedroom with bathroom; on the upper floor, accessible from outside through the porch, there is a large bedroom with en-suite bathroom.

The **old mill** (75 sqm – 807 sqft, 1 bedroom and 1 bathroom) has also been converted into a small dependance: on the ground floor is the living area with bathroom, while on the first floor is the bedroom. Outside, a small storage room is accessible via a door at the rear of the building.

The buildings are surrounded by **4,630 sqm (1.1 ac) of well-kept garden** planted with typical Mediterranean essences. A few steps from the houses is the **15 x 5 m swimming pool** with terracotta solarium.













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