

Ref. 2894 – **ANTICA CHIESA**

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LUXURY VILLA WITH MEDIEVAL CHURCH FOR SALE IN UMBERTIDE, UMBRIA

Umbertide – Perugia – Umbria



Interiors
474 m²

Bedrooms
8

Bathrooms
8

Total land
3.8 ha

Swimming pool
15 × 6 m

In an unspoiled valley of Umbria, between Umbertide and Perugia in an open position surrounded by fields and vineyards, restored farmhouse with 13th-century church for sale. The property, active in the tourist-receptive circuit with excellent results, provides guests with a total of 8 bedrooms and enjoys a strategic location just minutes from the famous Antognolla Golf Club. The property also lends itself very well as a wedding venue.

SUMMARY OF THE PROPERTY

REFERENCE #: 2894 – ANTICA CHIESA

TYPE: country house with 13th-century church

CONDITIONS: restored, luxury finishes

LOCATION: open and sunny

ACCESS: unpaved road (1 km)

INTERIORS: 474 square meters (5,100 square feet)

TOTAL ROOMS: 17

BEDROOMS: 8

BATHROOMS: 8

ANNEXES: church

MAIN FEATURES: stone and brick walls, wooden beams and trusses, terracotta floors, bell tower, 13th-century church, garden, swimming pool, truffle ground

EXTERIOR: 3.8 hectares (9.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 333.06 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (1,5km; 5'), Umbertide (13km; 15'), Perugia (25km; 30'), Passignano sul Trasimeno (32km; 30'), Gubbio (34km; 40'), Città di Castello (36km; 30'), Tuoro sul Trasimeno (37km; 35'), Deruta (39km; 30'), Assisi (42km; 40'), Sansepolcro (49km; 40'), Cortona (53km; 50'), Orvieto (98km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (24km; 25'), Ancona R. Sanzio (127km; 1h 30'), Firenze A. Vespucci (173km; 2h), Roma Ciampino (206km; 2h 35'), Roma Fiumicino (220km; 2h 30'), Pisa G. Galilei (233km; 2h 40')

ANTICA CHIESA

In an unspoiled valley of **Umbria**, between **Umbertide** and **Perugia** in an open position surrounded by fields and vineyards, restored **farmhouse** with **13th-century church** for sale. The property, active in the tourist-receptive circuit with excellent results, provides guests with a total of 8 bedrooms and enjoys a strategic location just minutes from the famous **Antognolla Golf Club**. The property also lends itself very well as a wedding venue.

A few hundred meters from the house, also easily accessible on foot, are a winery and a small village with a restaurant and basic services. In less than ten minutes you can reach the junction of the **E45 freeway** that opens the road to the entire **Tiber Valley** and connects Ravenna to Rome.

The **church** (134 m² – 1,442 ft², 2 bathrooms), now deconsecrated, has been entirely renovated while maintaining its charm with stone walls and perfectly preserved wooden trusses. The nave of the church has been transformed into a large living room, while what was once the sacristy has instead been redesigned to house the dining room, a kitchen and two service bathrooms.

The farmhouse (340 m² – 3,658 ft², 8 bedrooms and 6 bathrooms), on the other hand, is structured on two floors and houses guest bedrooms. On the lower level are the entry, laundry, three bedrooms with private bathrooms and a small bedroom. Going upstairs, on the other hand, one finds a central TV room leading to three bedrooms with en-suite bathrooms and a small bedroom.

Surrounding the buildings is a **well-maintained 5,300-m² garden**, dotted with flowers and shrubs that add color to the property. A short distance from the buildings, following a pathway graced with olive trees, is the **15 x 6 m swimming pool** with stone solarium and ample space around it for dinners and/or poolside aperitifs.

The rest of the grounds, on the other hand, include hazelnut trees, five different varieties of oak trees, and a large **truffle ground with 1,170 plants**.



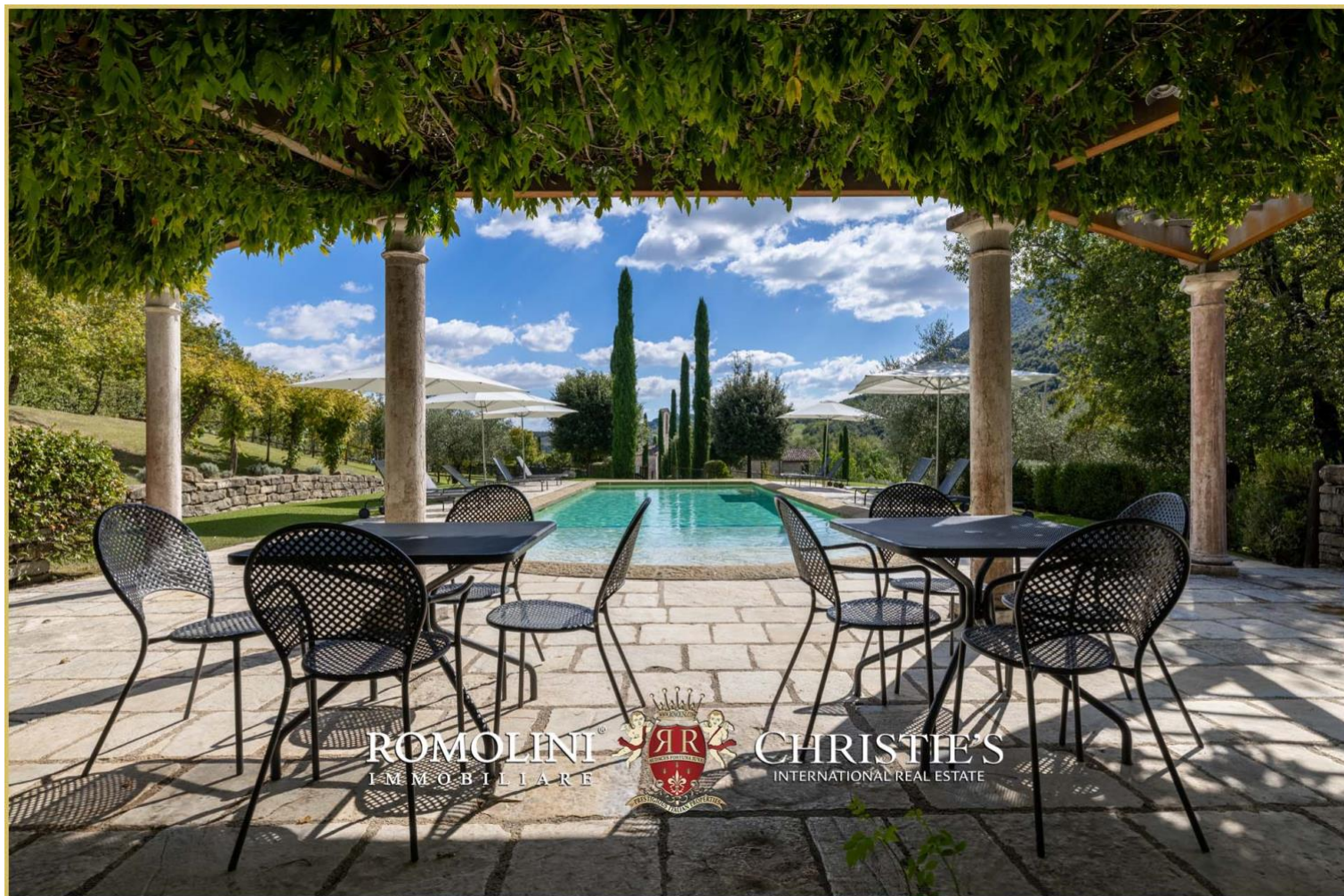




















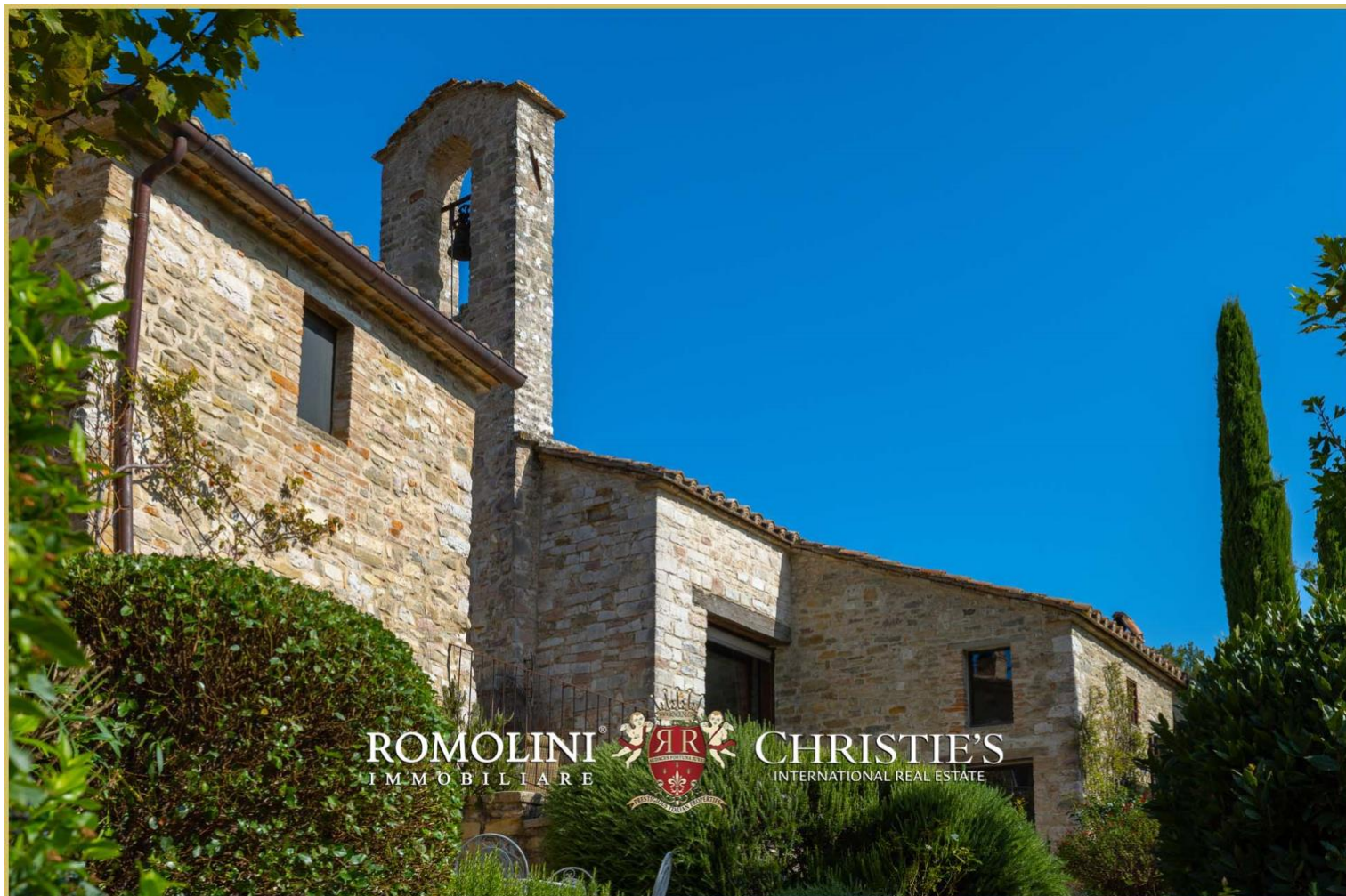




















































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