

Ref. 2901 – **BOUTIQUE HOTEL PERUGIA**

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BOUTIQUE HOTEL, EVENT VENUE FOR SALE JUST A FEW KILOMETERS FROM PERUGIA, UMBRIA

Perugia – Perugia – Umbria



Interiors
1,380 m²

Bedrooms
6

Bathrooms
11

Total land
4.4 ha

Swimming pool
130 m²

In the countryside of Umbria, a few kilometers from Perugia, boutique hotel for sale. The farmhouse (6 bedrooms and 11 bathrooms), a rustic structure with a typical Umbrian look, has been entirely renovated in recent years and converted into an elegant boutique hotel that also serves as a venue for events and weddings. The property is completed by a reception hall with large windows and exposed-beam ceiling, capable of accommodating up to 300 guests.

SUMMARY OF THE PROPERTY

REFERENCE #: 2901 – BOUTIQUE HOTEL PERUGIA

TYPE: event venue

CONDITIONS: excellent condition

LOCATION: hillside

ACCESS: local road

INTERIORS: 1,380 square meters (14,822 square feet)

TOTAL ROOMS: 22

BEDROOMS: 6

BATHROOMS: 11

ANNEXES: pool utility room, restaurant room

MAIN FEATURES: stone and brick walls, terracotta flooring, exposed wooden beams, ample windows, restaurant, canopies, park, outdoor lighting, swimming pool, BBQ area, photovoltaic system, parking area

EXTERIOR: 4.4 hectares (10.9 acres)

GARDEN: well-maintained

SWIMMING POOL: yes, 130 square meters

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 453.730 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Perugia (14km; 20'), Assisi (17km; 25'), Spello (32km; 25'), Foligno (37km; 33'), Todi (51km; 45'), Sansepolcro (63km; 45'), Lago Trasimeno (64km; 50'), Cortona (66km; 55'), Anghiari (70km; 50'), Arezzo (85 km; 1h 10'), Orvieto (85km; 1h 20'), Montepulciano (89km; 1h 15'), Pienza (95km; 1h 20'), Siena (124 km; 1h 30'), San Gimignano (160km; 2h 5'), Florence (174km; 2h 10'), Rome (183km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (12km; 10'), Ancona R. Sanzio (106km; 1h 25'), Forlì L. Ridolfi (160km; 2h), Firenze A. Vespucci (185km; 2h), Roma Ciampino (190km; 1h 10'), Roma Fiumicino (207km; 2h 15'), Bologna G. Marconi (238km; 2h 40'), Pisa G. Galilei (245km; 2h 40')

BOUTIQUE HOTEL PERUGIA

In the countryside of **Umbria**, a few kilometers from **Perugia**, **boutique hotel** for sale. The farmhouse (1,150 m² – 12,374 ft², 6 bedrooms and 11 bathrooms), a rustic structure with a typical Umbrian look, has been entirely renovated in recent years and converted into an elegant **boutique hotel** that also serves as a **venue for events** and weddings. The building has three floors:

- **Basement:** consisting of five rooms for storage use, a hallway, a technical room, a storage room, and three bathrooms, one with three stations for women and one with three stations for men;
- **Ground floor:** kitchen, bar area, room with pizza oven, central heating plant, two bathrooms, a large multipurpose room, and a reception room with terracotta floors and exposed beams, capable of accommodating up to 150 guests;
- **First floor:** entrance hall, living room, six bedrooms with en-suite bathrooms, storage room and service bathroom.

The property is completed by a **reception hall** (230 m² – 2,475 ft²) with large windows and exposed-beam ceiling, capable of accommodating up to 300 guests, a technical room for the swimming pool, a shed used as a tool shed, and a large yard intended for car parking.

EXTERIOR

The **large park** (about 5,900 m²) can ideally be divided into four main areas:

- the first, dedicated to ceremonies, is set in an English-style garden and situated under large trees (including weeping willows) that create a charming and romantic atmosphere;
- the second houses the peculiar clover-shaped swimming pool, equipped with a whirlpool and children's area, accessible both from inside and outside and partially surrounded by a hedge that ensures its privacy and separation from the area designated for celebrations
- the third, more secluded, is equipped with an outdoor barbecue, a sink, and a masonry countertop covered by a bamboo canopy, as well as a second canopy protecting the food and beverage countertops (an ideal space for outdoor aperitifs and buffets);
- the fourth is a generous gravel parking area for the guests.

The rest of the property (about 3.8 ha), on the other hand, consists largely of arable land that houses the **photovoltaic system (20 kW)**, an orchard, and a large field that can be exploited for planting new crops.

The property is located not far from Perugia and is surrounded by several towns that together offer all the amenities necessary for everyday life. Three convenient supermarkets (*Conad*, *Eurospin*, *Coop*) are less than a ten-minute drive away, as is the **Ponte San Giovanni** train station. **Ponte Felcino** has schools (from kindergarten to secondary school). The property is also very close to the E45 highway (less than five minutes by car), which allows you to quickly reach most of the Tiber Valley, Rome, and the Adriatic Coast.













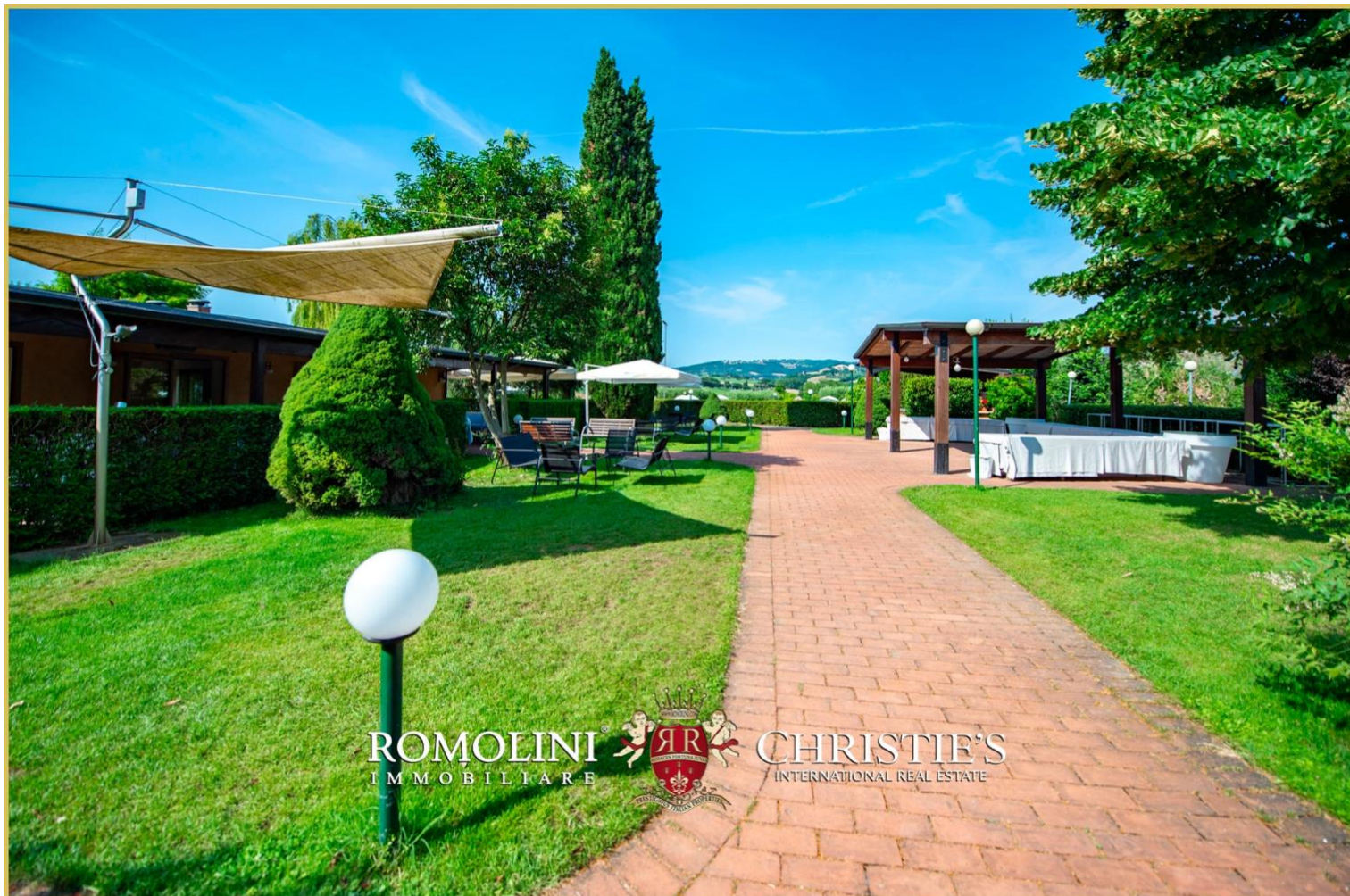


















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