

Ref. 2927 – **BORGHETTO UMBERTIDE**

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## RURAL HAMLET, BOUTIQUE HOTEL FOR SALE NOT FAR FROM UMBERTIDE, UMBRIA

**Umbertide – Perugia – Umbria**



**Interiors**  
1,043 m<sup>2</sup>

**Bedrooms**  
15

**Bathrooms**  
14

**Total land**  
3.5 ha

**Swimming pool**  
15 x 7 m

In the hills of Umbria, not far from Umbertide and Città di Castello, rural hamlet with boutique hotel for sale. The heart of the property is a large rustic building, dating in its present appearance to the 18<sup>th</sup> century but built around a 16<sup>th</sup>-century fortified tower. The property was entirely renovated in the early 2000s, paying particular attention to maintaining original finishes wherever possible, and was then divided into six guest apartments.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2927 – BORGHETTO UMBERTIDE

**TYPE:** 18<sup>th</sup>-century hamlet

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (650 m)

**INTERIORS:** 1,043 square meters (11,221 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 15

**BATHROOMS:** 14

**ANNEXES:** guesthouses, church, gym

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta and parquet floors, original stone fireplaces, swimming pool, park, manorial chapel, tennis court to be recovered

**EXTERIOR:** 3.5 hectares (8.6 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 15 × 7 m

**ELECTRICITY:** already connected + photovoltaic system (19.9 kW)

**WATER SUPPLY:** mains water + private wells

**TELEPHONE:** already connected

**ADSL:** yes

**FUEL:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 408.20 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Umbertide (8km; 10'), Città di Castello (18km; 25'), Passignano sul Trasimeno (30km; 40'), Magione (30km; 40'), Cortona (34km; 45'), Gubbio (42km; 50'), Perugia (50km; 45'), Assisi (69km; 55'), Montepulciano (72km; 1h 20'), Pienza (78km; 1h 30'), Todi (91km; 1h 10'), Orvieto (124km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (50km; 40'), Ancona R. Sanzio (153km; 1h 40'), Firenze A. Vespucci (155km; 2h), Bologna G. Marconi (214km; 2h 25'), Pisa G. Galilei (216km; 2h 40'), Roma Ciampino (232km; 2h 35'), Roma Fiumicino (246km; 2h 40')



## BORGHETTO UMBERTIDE

In the hills of **Umbria**, not far from **Umbertide** and **Città di Castello**, rural hamlet with **boutique hotel** for sale. The heart of the property is a large **rustic building** (877 m<sup>2</sup> – 9,436 ft<sup>2</sup>, 13 bedrooms and 12 bathrooms), dating in its present appearance to the 18<sup>th</sup> century but built around a 16<sup>th</sup>-century fortified tower. The building was entirely renovated in the early 2000s, paying particular attention to maintaining original finishes wherever possible, and was then divided into four guest apartments, totally independent and self-sufficient:

- **Apartment Perugia** (251 m<sup>2</sup> – 2,701 ft<sup>2</sup>): entrance hall, double living room, dining room, kitchen and four bedrooms with en-suite bathrooms;
- **Apartment Todi** (223 m<sup>2</sup> – 2,399 ft<sup>2</sup>): entrance hall: living room, dining room, kitchen and three bedrooms with en-suite bathroom;
- **Apartment Narni** (217 m<sup>2</sup> – 2,335 ft<sup>2</sup>): entrance hall, living/dining room, kitchen, service bathroom, reading room and three bedrooms with en-suite bathrooms (one with exclusive terrace);
- **Apartment Spoleto** (186 m<sup>2</sup> – 2,001 ft<sup>2</sup>): entrance hall, living room, dining room, kitchen, bedroom with en-suite bathroom and two bedrooms with shared bathroom.

A short distance from the main body are the totally **independent guesthouses** (104 m<sup>2</sup> – 1,119 ft<sup>2</sup>, 2 bedrooms and 2 bathrooms), which house two more apartments:

- **Apartment Foligno** (36 m<sup>2</sup> – 387 ft<sup>2</sup>): living room, dining room with open kitchen and bedroom with en-suite bathroom;
- **Apartment Passignano** (68 m<sup>2</sup> – 732 ft<sup>2</sup>): living room, dining room, kitchenette and bedroom with en-suite bathroom.

Also within the grounds are an **aristocratic chapel** (28 m<sup>2</sup> – 301 ft<sup>2</sup>), a small **gym/fitness area** (23 m<sup>2</sup> – 247 ft<sup>2</sup>) and a **rural outbuilding** (11 m<sup>2</sup> – 118 ft<sup>2</sup>) with an oven and water cistern.

The buildings are set in a well-maintained **3.5-hectare (8.6 acres) park** surrounded by trees that provide privacy and confidentiality for guests. A short distance from the buildings are the **15 × 7 m swimming pool** (set in a very private corner of the park) and what was once a **tennis court**, now disused and used as a guest parking lot.

A bar and supermarket are available in the nearby village for daily needs, while all other services (schools, post office, banks, shopping centers...) are available in the medieval village of Umbertide. The junction of the **E45 freeway** is less than a five-minute drive away and provides a quick connection to much of Umbria and even to Rome (reachable in about two hours).









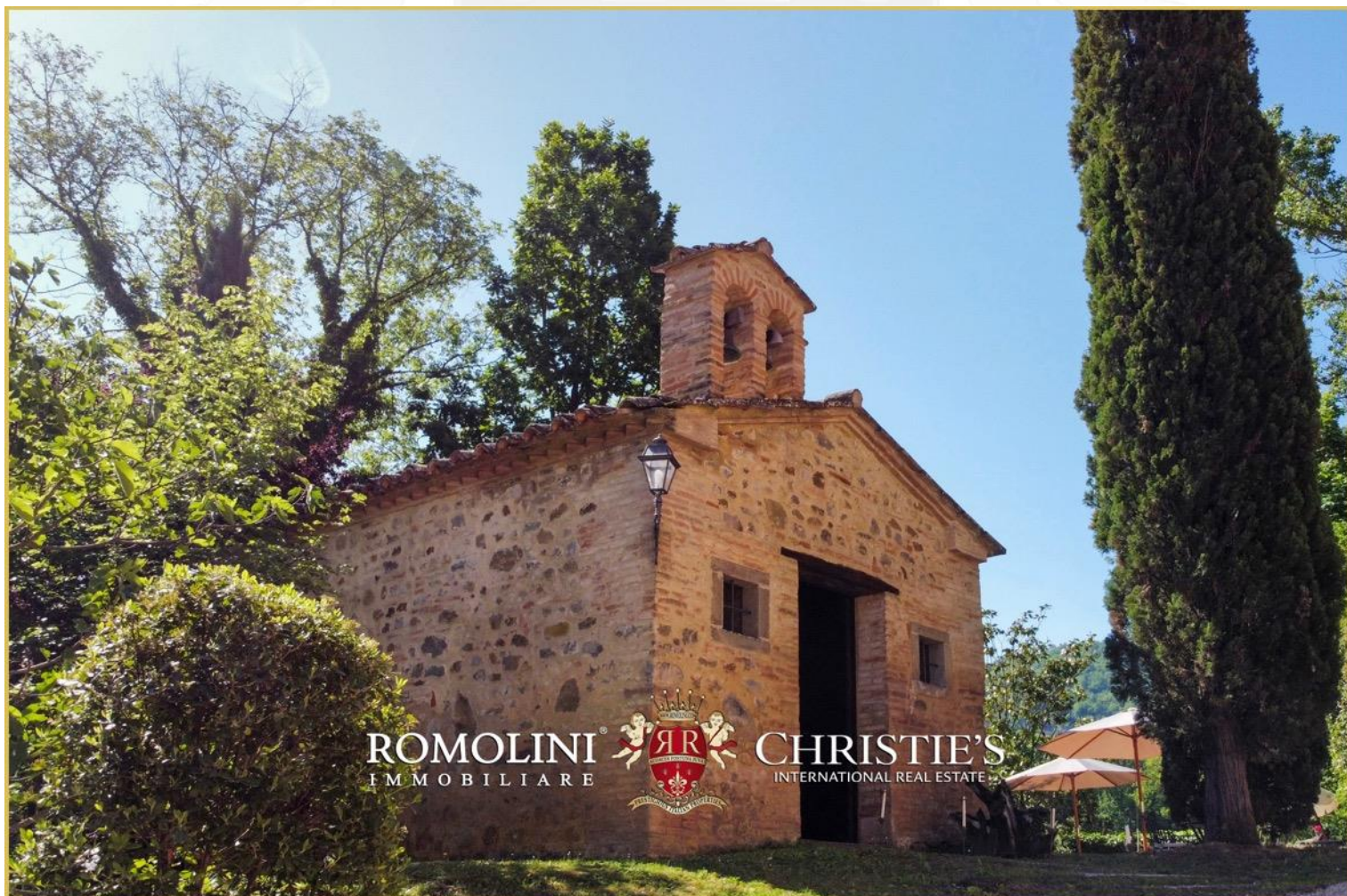




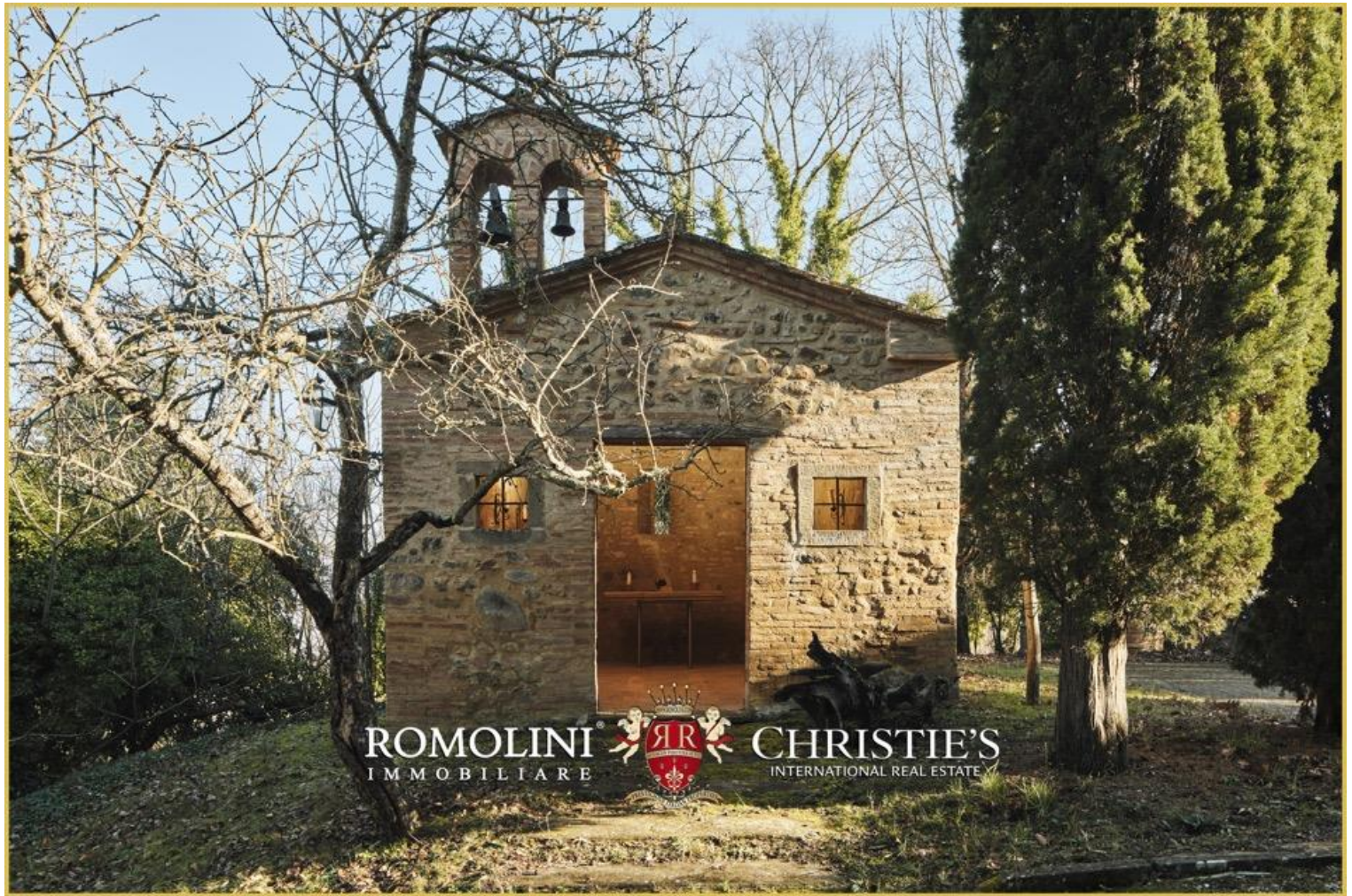




















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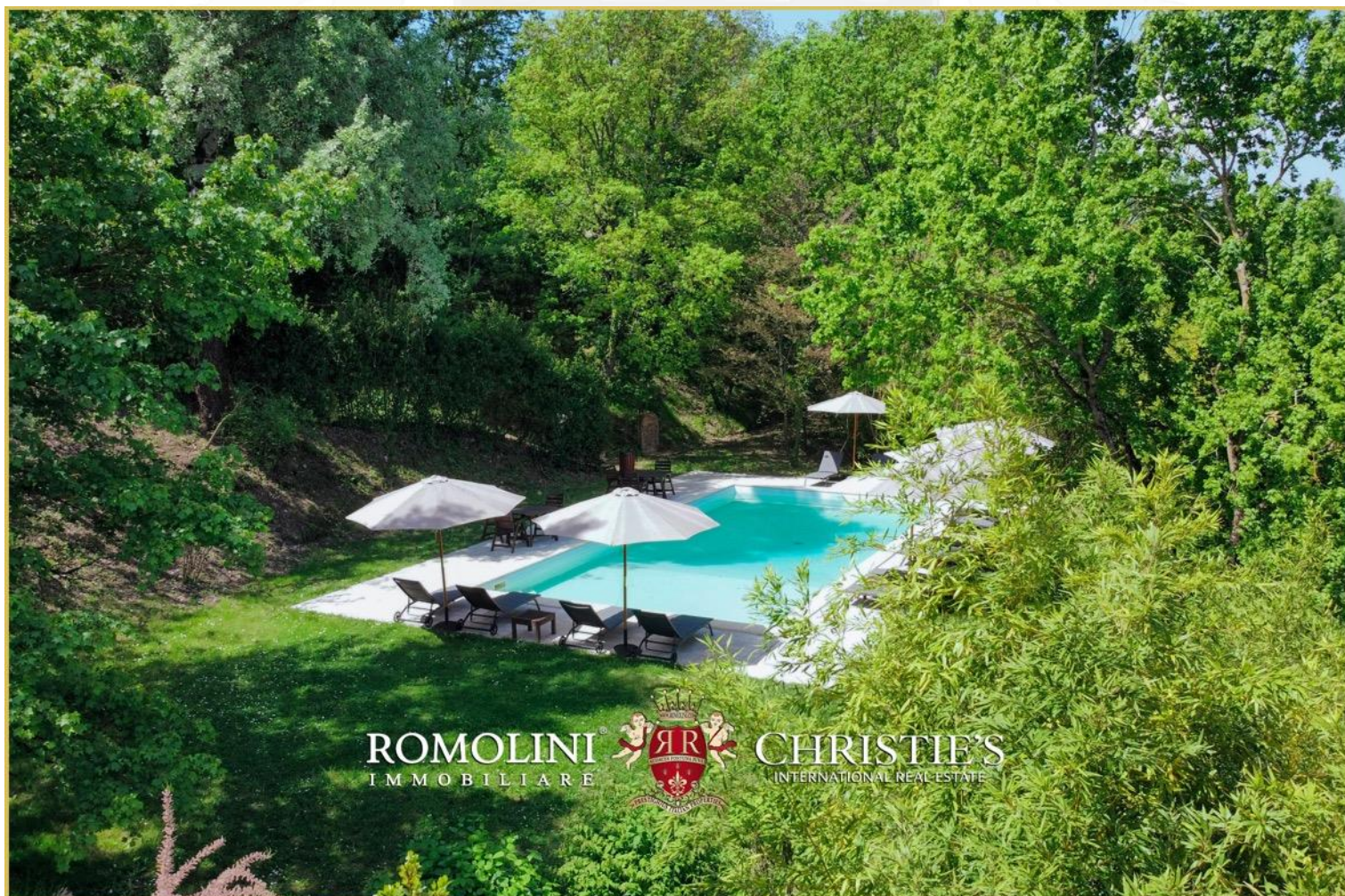




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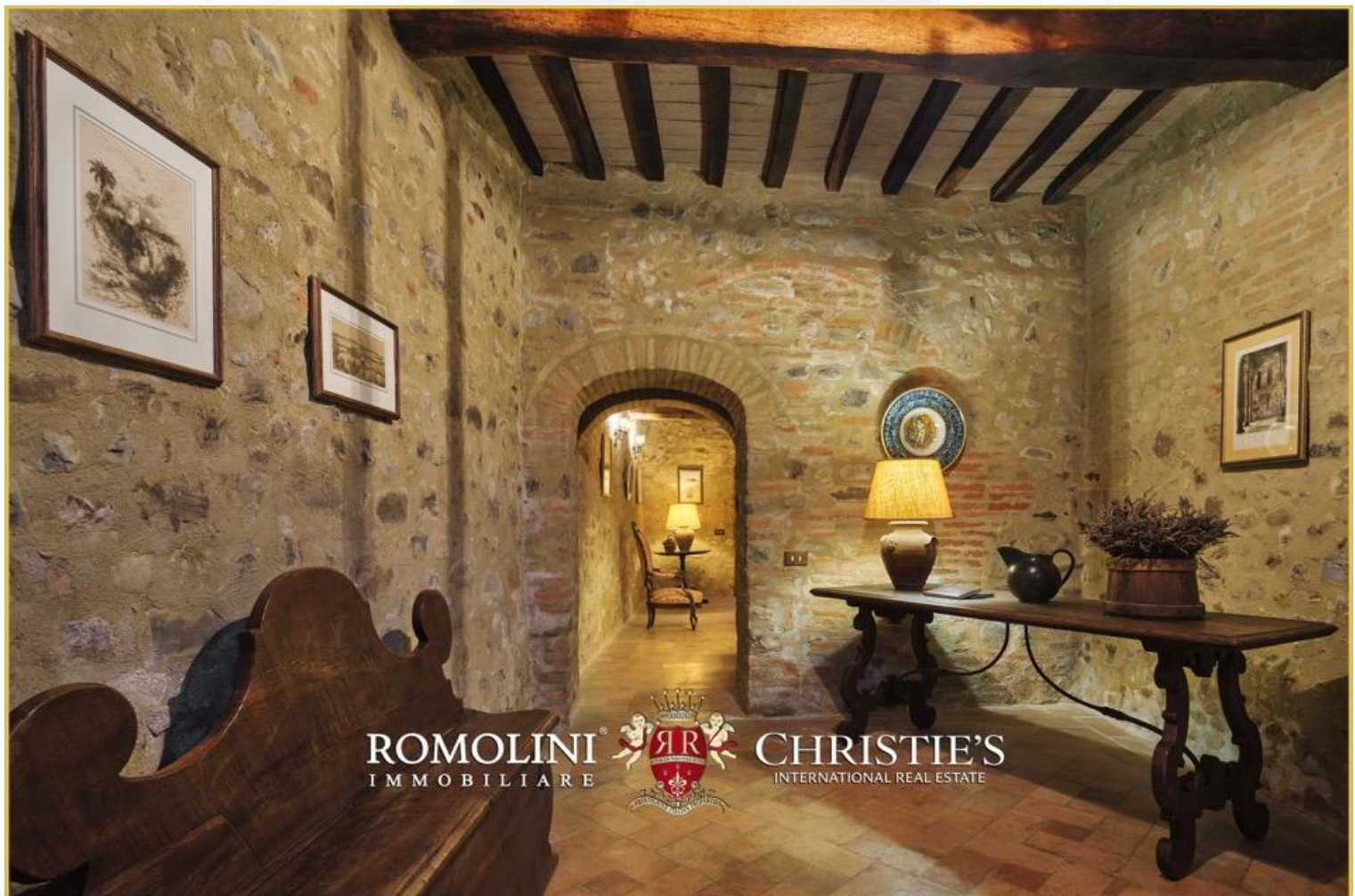


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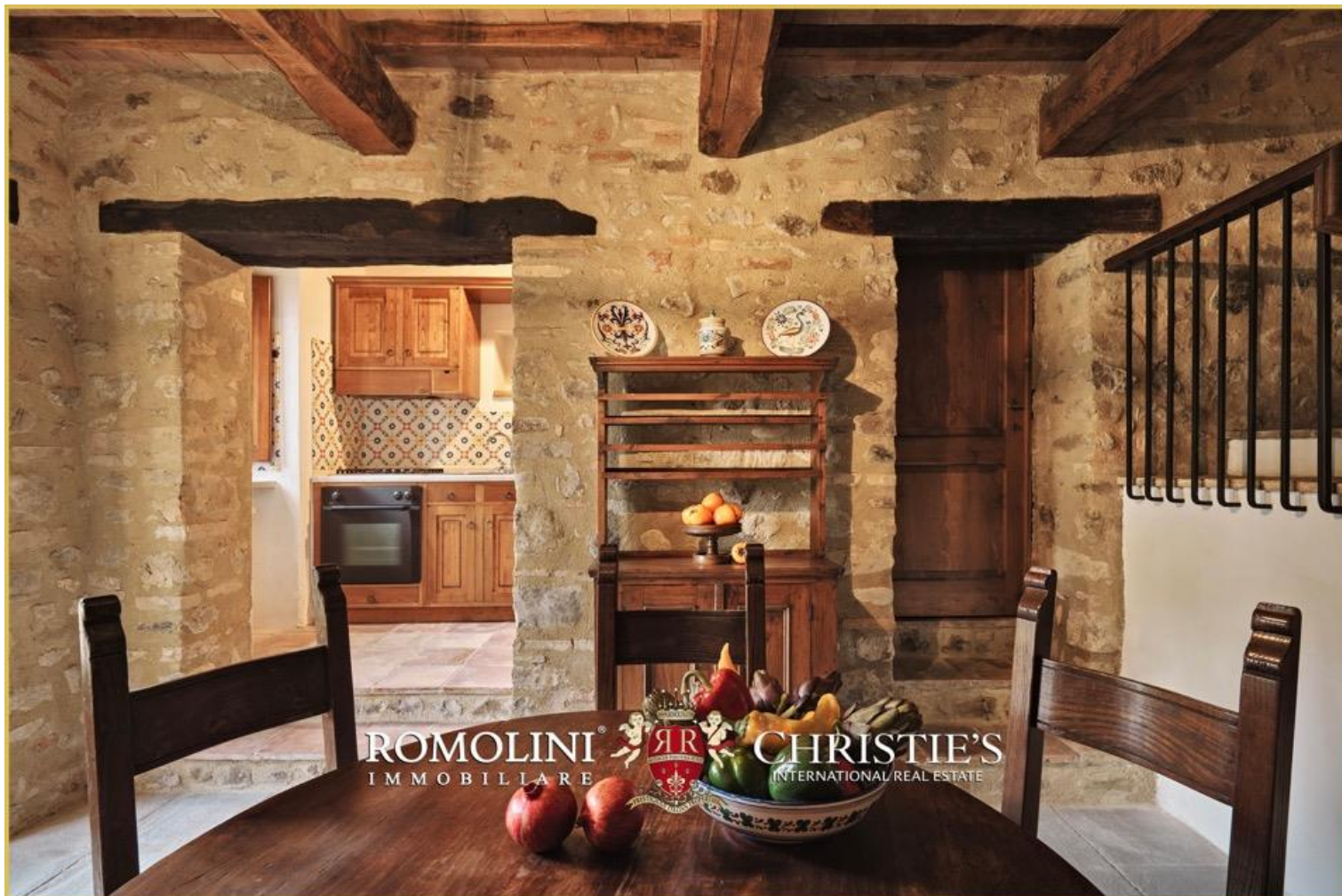
















































































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