

BOUTIQUE HOTEL WITH WELLNESS CENTER AND RESTAURANT FOR SALE IN UMBRIA

Umbertide – Perugia – Umbria



Interiors
1,209 m²

Bedrooms
14

Bathrooms
17

Total land
5.7 ha

Swimming pool
18 x 9 m

Immersed in the tranquility of the Umbrian countryside, between Umbertide and Gubbio, this charming complex represents a perfect harmony between architectural tradition and modern comfort. The property, currently used as a charming accommodation business with a wellness center, is highly versatile, suitable both as a full-service boutique hotel and as a prestigious private residence, thanks to a rational spatial layout and already established management.

SUMMARY OF THE PROPERTY

REFERENCE #: 2982 – BOUTIQUE HOTEL UMBERTIDE

TYPE: boutique hotel

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 1,209 square meters (13,009 square feet)

TOTAL ROOMS: 35

BEDROOMS: 14

BATHROOMS: 17

ANNEXES: storages

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, vaulted ceilings, event rooms, restaurant, wellness center, garden, swimming pool

EXTERIOR: 5.7 hectares (14.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 18 × 9 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fan coils + air conditioning

CLOSEST CITIES AND TOWNS

Umbertide (5km; 10'), Gubbio (27km; 30'), Città di Castello (29km; 25'), Perugia (30km; 30'), Monte Santa Maria Tiberina (31km; 35'), Cortona (45km; 55'), Deruta (45km; 35'), Passignano sul Trasimeno (40km; 40'), Assisi (47km; 40'), Spello (49km; 35'), Castiglione del Lago (59km; 50'), Arezzo (65km; 1h), Todi (71km; 55'), Montepulciano (76km; 1h 10'), Orvieto (103km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (30km; 25'), Ancona R. Sanzio (120km; 1h 40'), Rimini F. Fellini (151km; 2h 10'), Firenze A. Vespucci (158km; 1h 55'), Grosseto C. Baccarini (185km; 2h 15'), Pisa G. Galilei (221km; 2h 50'), Roma Ciampino (211km; 2h 20'), Roma Fiumicino (225km; 2h 25')

BOUTIQUE HOTEL UMBERTIDE

Immersed in the tranquility of the Umbrian countryside, between **Umbertide** and **Gubbio**, this charming complex represents a perfect harmony between architectural tradition and modern comfort. The property, currently used as a **charming accommodation business** with a **wellness center**, is highly versatile, suitable both as a full-service **boutique hotel** and as a prestigious **private residence**, thanks to a rational spatial layout and already established management.

The estate is located in a dominant and sunny position, offering panoramic views of the surrounding countryside and an atmosphere of complete privacy. The buildings, carefully renovated, retain the original charm of stone farmhouses, enhanced by typical elements such as exposed beams, terracotta floors, and natural materials that add warmth and elegance to the interiors. The interiors, spacious and bright, are designed to comfortably accommodate both daily living and hospitality, with convivial spaces opening onto terraces and well-kept gardens.

The location is another feature that makes the property very attractive: although it is in the countryside, the farmhouse is only 4 km from the village of Umbertide, where all services are available (supermarkets, banks, schools, post office, hospital, bars, restaurants...) and just over a kilometer from the **E45 highway** exit, which allows quick access to most of Umbria.

DESCRIPTION OF THE PROPERTY

The complex consists of two stone farmhouses beautifully restored, an annex with a swimming pool, and a large well-maintained private park, enriched with relaxation areas, equipped green zones, and spaces dedicated to leisure.

The **main farmhouse** (830 m² – 8,931 ft², 9 bedrooms, and 9 bathrooms) spans multiple levels. The ground floor welcomes you with an elegant reception leading to a large living room with a fireplace, ideal for social gatherings, adjacent to a bar area and a bright breakfast room. The floor also includes a functional kitchen, four en-suite bedrooms, and a refined wellness area with a whirlpool tub, sauna, Turkish bath, and sensory showers with chromotherapy, along with a convenient laundry room. The first floor hosts eight generously sized bedrooms, each with a private bathroom, and an apartment composed of a living/dining room, kitchen, bedroom, and bathroom; these spaces, characterized by typical finishes and cozy furnishings, enjoy splendid views of the landscape. In the turret, at the upper level, there is an additional bedroom with a bathroom, in line with the style of the others.

The **second building** (270 m² – 2,905 ft², 3 bathrooms), dedicated to dining, maintains an authentic and refined atmosphere. The restaurant was set up in the ancient cellars, while a suggestive winter greenhouse with glass walls opens onto the blossoming park. A bar area with direct access to the outdoor terraces allows full enjoyment of the spaces during the summer season, accompanied by a tasting zone. The building also includes three guest services and a fully equipped professional kitchen, with a washing area and storage spaces.

Additional structures include a **warehouse** (58 m² – 624 ft²) and a **pool house** (51 m² – 549 ft²) for pool equipment storage.

The buildings are surrounded by **5.7 hectares (14.0 acres) of land**, including a well-kept garden (13,000 m²) with an **18 x 9 m swimming pool** and large areas of arable land (2.9 ha), suitable for planting typical crops of the area. The remaining surface, just over one hectare, is covered by trees.



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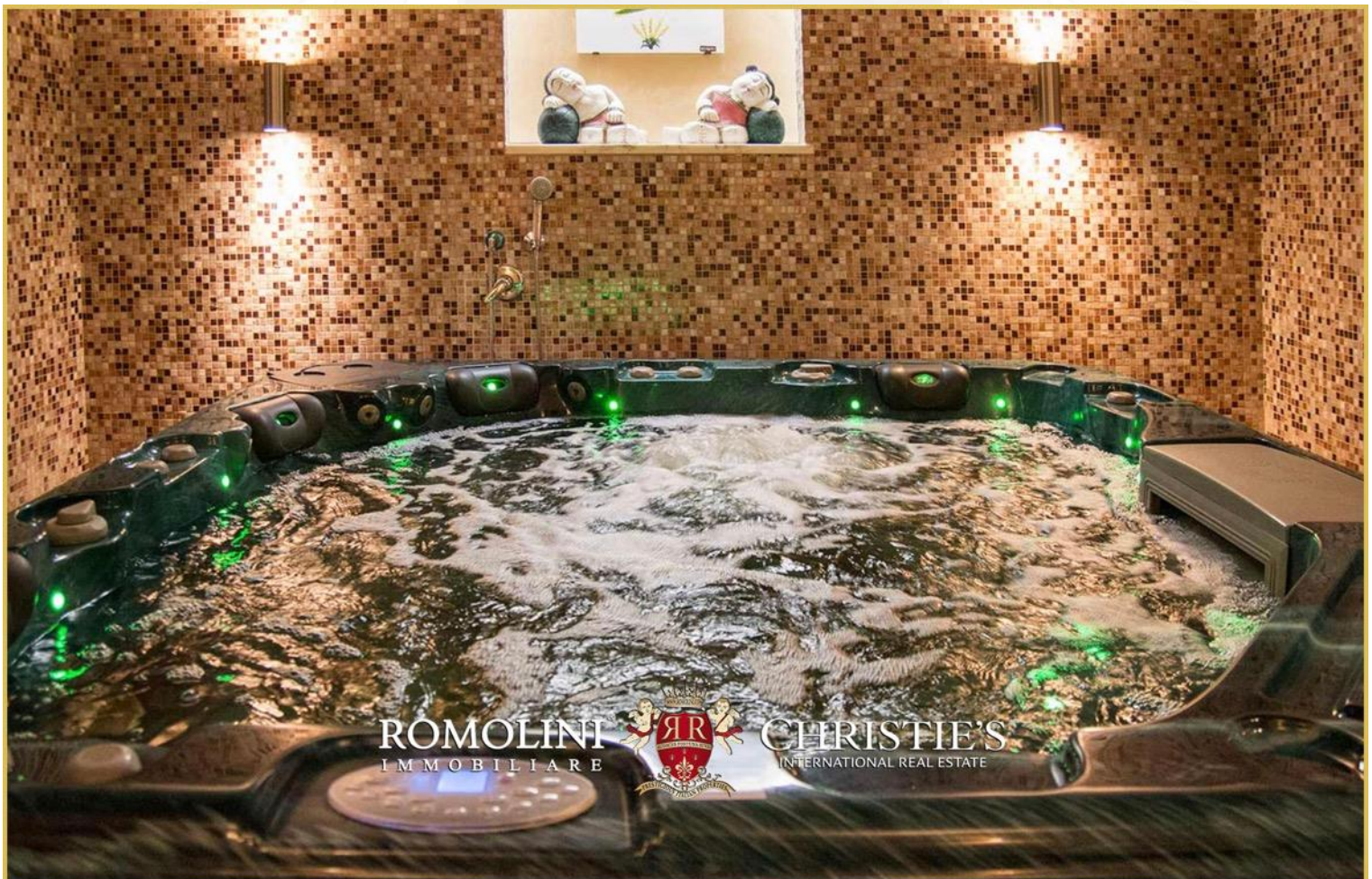




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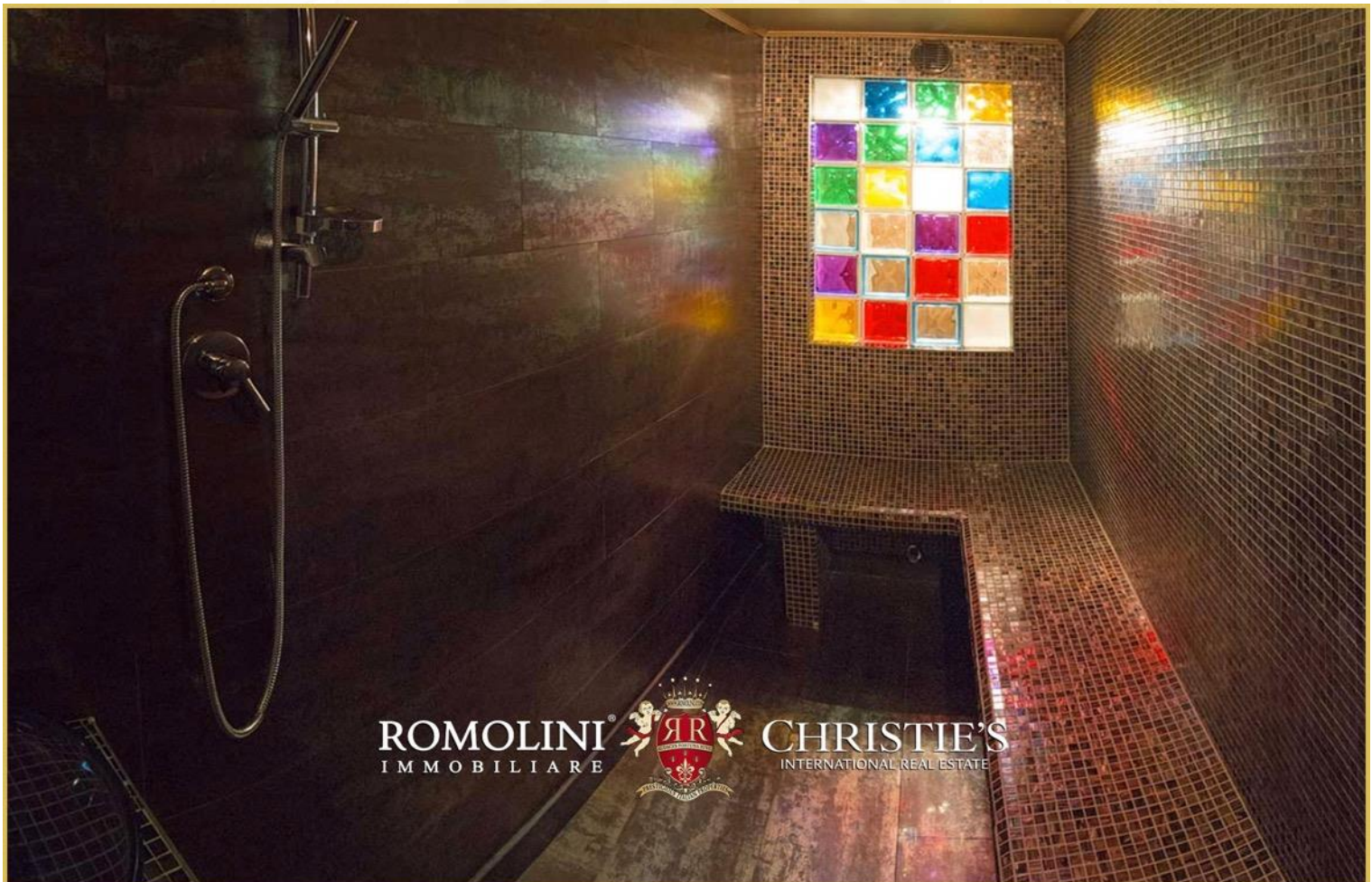
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