



Umbertide

PG – Umbria

€ 450.000

Newly renovated stone house with private garden in beautiful complex with pool

Situated in the picturesque hills where Tuscany and Umbria meet, this beautifully restored detached stone house offers the perfect combination of Italian charm and modern comfort. Located within an exclusive gated estate, the property enjoys panoramic views, a private garden, and access to a stunning shared infinity pool.

The home, approximately 132 m², is spread over two levels and has been fully renovated in 2024, featuring brand-new installations and a modern kitchen and bathroom.

The bright and inviting living spaces make it ideal for both a private retreat and a holiday rental investment.

As part of a well-maintained residential complex, the property benefits from private parking and a beautifully curated environment.



1880



2



1



2



4



702



132



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REF. NO.
CH 296

PROPERTY TYPE
Detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The home is part of a gated complex - once a small hamlet of typical farmhouses in stone - divided into several housing units, all of which have undergone complete renovations in recent years, internally as well as externally. Each home has its own curated garden, ensuring complete privacy.

The home was renovated in 2024 and is move in ready, boasting a fully equipped kitchen, modern bathroom and beautifully curated details such as exposed ceiling beams and terracotta floors.

The garden as well as the shared, green outdoor areas have undergone extensive landscaping, creating a warm and welcoming atmosphere from the moment you set foot on the property. Three parking areas ensure the possibility to park your car near the home.

The complex has a shared, heated infinity pool, offering a stunning, panoramic view of the valley - perfect for relaxing and cooling down on warm summer days.

SURROUNDING AREA

Located just 5 km from Umbertide, and within an hour of Perugia, Arezzo, and Cortona, this is an exceptional opportunity to own a piece of the Italian countryside while remaining well-connected to historic towns, renowned restaurants, and cultural attractions.

Umbertide is a vibrant, historic community with a welcoming atmosphere. The town offers a lively weekly market, artisan boutiques, and authentic trattorias where you can savor traditional Umbrian cuisine.

Beyond Umbertide, the property is ideally situated for day trips to some of Italy's most enchanting destinations:

Perugia (30 minutes), Città di Castello (20 minutes), Gubbio (35 minutes), Lake Trasimeno (40 minutes), Assisi (50 minutes)

Perugia International Airport (30 minutes) connects you to major European cities, while Florence Airport (1 hour 45 minutes) offers broader international travel options.

The nearby E45 highway makes travel throughout Umbria and Tuscany effortless, with Rome just over two hours away and Florence only 1.5 hours by car.

PROPERTY INFORMATION

Location	Umbertide
Province	PG
Region	Umbria
Property type	Detached house
Year built (estimated)	1880
Year restored	2024
Surface area (sqm)	702
Living space (sqm)	132
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	1
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	
Energy label (EU)	
Height above sea level (meters)	250
View	Nature/hills
Access road to property	Paved road
Distance from main road (meters)	1
Nearest airport	Perugia
Distance to nearest airport (km)	40
Nearest grocery store (km)	4
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Perugia, Arezzo, Cortona, Umbertide