



# Umbertide

PG - Umbria









€ 550.000

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

Located in the rolling hills where Tuscany and Umbria meet, this beautifully restored detached stone house offers breathtaking views of the Umbrian countryside. Set within an exclusive gated estate, the property features a private garden, access to a shared panoramic infinity pool, and a peaceful yet well-connected location.

The home, approximately 153 m<sup>2</sup>, is spread over two levels and was fully renovated in 2024, with brand-new installations, a modern kitchen, and two new bathrooms. The spacious living area is a standout feature, with large windows that flood the space with natural light, creating a warm and inviting atmosphere.

As part of a well-maintained residential complex, the property includes private parking and enjoys beautifully curated surroundings.

							
1880	2	2	2	5	450	153	

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27/3/2025

REF. NO.  
**CH 297**

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 bathrooms 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.

### SURROUNDING AREA

Just 5 km from Umbertide and within an hour's reach of Perugia, Arezzo, and Cortona, this property offers a chance to own a slice of the Italian countryside while staying well-connected to historic towns, top-tier restaurants, and rich cultural attractions.

Umbertide is a charming, historic town with a welcoming atmosphere, featuring a lively weekly market, unique artisan boutiques, and traditional trattorias where you can enjoy authentic Umbrian cuisine.

Beyond Umbertide, the location is perfect for exploring some of Italy's most captivating destinations:

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

Perugia International Airport is just 30 minutes away, connecting you to major European cities, while Florence Airport (1 hour 45 minutes) offers a wider range of international travel options. The nearby E45 highway ensures easy access to both Umbria and Tuscany, 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)	450
Living space (sqm)	153
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	2
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