



POGGIO BELLO

Charming turnkey farmhouse near Perugia, where spacious, character-filled rooms and a delightful garden blend seamlessly—and the city's charms are just minutes away.

PRICE	EUR 1.650.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main building is 472 sqm; the agricultural annexes is 45 sqm; Swimming pool of 15x6 sqm. The land included in the sales is 19.369 sqm. All measurements are approximately.
RENTAL POTENTIAL	
SLEEPS	10
BEDROOMS	5
BATHROOMS	5

LOCATION

GPS: 43.154533,12.354962
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Nestling in a secluded valley in the hills to the North East of Perugia, this 18th century farmhouse is only 11 minutes by car from the centre of Perugia. Fully renovated by its current owners, this classic farmhouse retains all the original charm—vaulted ceilings, exposed wooden beams—and now boasts warm parquet flooring throughout.

The original farmhouse dates back to XVIII century and the last renovation, including swimming pool was carried out in 2005 by the current owners.

With five generously sized bedrooms, it's ideal for large families or hosting guests. The kitchen, located on the first floor and accessed via a discreet rear entrance, features a beautiful, historic fireplace—a nod to the home's centuries-old roots.

Surrounding the house is nearly one hectare of lush grounds, offering breathtaking views and a shaded pool area framed by weeping willows, walnut trees, and fruit orchards. A charming outbuilding currently used as a storage shed completes the estate and presents an exciting opportunity for further restoration.

LAYOUT

BEDROOMS

There are four double bedrooms upstairs, but a

further three rooms are currently in use as a library and two studies.

The downstairs bedroom is a self-contained en suite apartment with a large private sitting room.

BATHROOMS

Bathrooms have either tub or showers. There is also a guest toilet on the ground floor with shower.

KITCHEN

The large kitchen with volumes that are typical of old houses is located on the first floor. It boasts a very large fireplace and connected to it there is also a pantry. From the kitchen there is access to a cosy sitting area connected with the outdoor behind the house, with a beautiful morning sun where enjoying breakfast.

LIVINGROOM

The large sitting room is located in the ground floor and it boasts vaulted ceilings, typical of the old stable. The wooden floor brings in a lot of cosiness and warmth, and the fireplace area is the perfect add on. From the living room a door leads to the large billiard room. All the rooms on the ground floor have direct access to the garden.

OTHER ROOMS

Located on the ground floor there is a large laundry area with technical amenities too. The property benefits from large amounts of secure storage space downstairs in the house, and a large steel annexe at the far end of the property, of 20 sqm for garden tool storage.

FACILITIES

OUTSIDE

Amazing garden all around full of mature trees. The pool, 18mt by 6 mt has light blue liner and hand made cotto tiles all around. It operates on a salt system. It has beautiful views across the valley and



benefits from the shade of two fabulous willow trees. The gravel road that gives access to Poggio Bello is private.

TECHNICAL

The water is from mains, and there is a large underground tank which collects rainwater for irrigation.

The heating is a mixture of LPG central heating and wood fires.

Sewage is with a private septic tank.

It has 13 ancient olive trees, which produce a dense green oil.

The driveway forms part of the property and could be enclosed.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Close to the small hamlet of Cenerente, the property has private access via gravel road. Within 5 min drive supermarkets and shops are found. Privacy is fully granted.

NOTES

The asking price refers to the property in its current state, as described in this profile. Some of the interior and exterior furniture is available for sale through separate agreement.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (20 km); Ancona (150 km);

Florence (150 km); Ciampino (205 km); Rome Fiumicino (220 km).

DISTANCES

Colle Umberto (5 km); Perugia Center (8 km); Corciano (10 km); Magione - Lake Trasimeno (15 km); Umbertide (28 km); Panicale (37 km); Assisi (45 km); Cortona (44 km); Città della Pieve (48 km); Siena (100 km); Firenze (145 km); Rome (195 km).







Please check this profile on our website for more pictures. Thank you.