



## La Ruffietta

UMBERTIDE (PERUGIA), UMBRIA

**€ 435,000**

La Ruffietta is a captivating rural estate that combines scale, character, and historical charm that sits in 8 hectares of land. The main farmhouse extends to around 430 sqm across three floors, complemented by a 173 sqm barn and the evocative remains of a ruined church

REF: 51525



## FEATURES

Stone build - partially restored - church - close to amenities - 600 sqm - possibility of building a pool - 8 hectares - Barn - Nature

## DETAILS

<b>Name:</b>	La Ruffietta	<b>Access:</b>	White road 800m
<b>REF:</b>	51525	<b>Access Condition:</b>	Good
<b>Location:</b>	Molino Vitelli	<b>Construction:</b>	Stone
<b>Town/City:</b>	Umbertide (Perugia)	<b>Building Condition:</b>	Requires work
<b>Region:</b>	Umbria	<b>Services:</b>	Electricity, water, wi-fi, septic system
<b>Property Size:</b>	430 sqm + 173 sqm Barn	<b>Floors:</b>	3
<b>Land:</b>	8 hectares	<b>Bedrooms:</b>	9
<b>Property Type:</b>	Farm house – Church (ruin)	<b>Bathrooms:</b>	1
<b>Position:</b>	Hill side	<b>Reception Rooms:</b>	4
<b>Orientation:</b>	South east	<b>Total Rooms:</b>	22
<b>Nearest Towns:</b>	Montecastelli 1.7 km, Umbertide 5.6 km, Citta di Castello 19.2 km, Cortona 38 km, Perugia 38 km, Lake Trasimeno 34.8 km	<b>Outbuildings:</b>	Barn & ruined Church
<b>Nearest Airports:</b>	Perugia Airport 43.9 km, Roma Fiumicino 239 km, Florence Airport 149 km, Bologna Airport 208 km	<b>Swimming Pool:</b>	No
		<b>Energy Rating:</b>	ND

---

## DESCRIPTION

---

Nestled on a peaceful hillside near Niccone, in the heart of the Umbrian countryside, **La Ruffietta** is a captivating rural estate that combines scale, character, and historical charm. Just a short drive from Umbertide and within easy reach of Perugia, this property offers both privacy and convenience in one of Italy's most authentic regions.

Set within approximately **8 hectares of land**, the estate enjoys a south-east orientation, bathing the buildings in natural light and offering beautiful views over the surrounding rolling hills. The main farmhouse extends to around **430 sqm** across three floors, complemented by a **173 sqm barn** and the evocative remains of a **ruined church**, giving the property a rare and distinctive historical appeal.

Constructed in traditional local stone, the farmhouse retains its rustic character and provides generous internal space, currently arranged with **9 bedrooms, 4 reception rooms, and 22 rooms in total**. While partially restored, the property requires further renovation, presenting an exceptional opportunity to create a bespoke residence or hospitality project tailored to individual vision.

Accessed via a well-maintained white road, the setting is tranquil yet not isolated, with nearby villages such as Montecastelli just minutes away. Essential services including electricity, water, Wi-Fi, and a septic system are already in place, and there is the possibility to add a swimming pool, further enhancing the estate's appeal.

La Ruffietta is ideal for those seeking a substantial restoration project with significant potential—whether as a private country residence, a multi-unit development, or a boutique agriturismo. Rich in character and surrounded by nature, it offers a unique chance to bring new life to a historic Umbrian property.

<https://youtu.be/Cshla8p-FoA>

---

Measurements are approximate, and no responsibility is taken for any error, omission or misunderstanding in these particulars, which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiation, in particulars or elsewhere.





