Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
Phone number 075 3759488

Historical villa: for Sale in Perugia
Solfagnano
€ 2.500.000
Ref. CBI134-1917-144



570 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 17

PROPERTY DESCRIPTION
In the heart of Umbria, a few kilometers from Perugia, stands this splendid stately home featuring a historic watchtower dating back to 1184, expertly renovated in 2005.
The main property extends over a surface area of approximately 460 m2 and includes a refined 110 m2 annex located in front of the pool.

The residence is spread over five levels: on the ground floor we find a welcoming kitchen, dining room and large living room with direct access to the garden.
The large basement level, comprising a living room with a stone fireplace, a stainless steel kitchen, a laundry room, and a bathroom, offers an ideal space for hosting parties and events.
The sleeping area, located on the first floor, consists of three bedrooms with en-suite bathrooms, one of which has a walk-in closet.
On the second floor there is a bright study, while the third floor hosts a pleasant movie room with access to the terrace with a 360° panoramic view of the Tiber Valley and the charming village of Civitella Benazzone.

The property also includes an extra volume that offers considerable possibilities for the creation of new spaces.

STATE AND FINISHES
This historic residence has been renovated with the utmost attention to detail and the preservation of original features.
The interiors combine old-world charm and modern comforts, featuring parquet and antique terracotta floors, chestnut-beamed ceilings, and stone walls. The high-quality furnishings and finishes were chosen to maintain the historic atmosphere without sacrificing contemporary conveniences.

OUTDOOR SPACES
The property, surrounded by 4.5 hectares of land, is nestled in a charming, well-maintained park featuring 180 olive trees, a vast array of roses, and fragrant lavender. Oaks and cypresses line the imposing driveway.

The annex, located in front of the pool, features a bright and spacious living room with glass windows and has a bedroom, kitchen, dressing room with separate bathroom and showers.

The hidden infinity pool, measuring 16.5 x 5.5 meters and equipped with a salt purification system, offers breathtaking views of the valley. The RGB LED lighting system with variable colors creates an evocative atmosphere for every moment of relaxation.

USE AND POTENTIAL
This luxury private residence guarantees privacy and tranquility in the enchanting Umbrian landscape. Its history and architectural features make it an ideal location for exclusive events or elegant hospitality.

Furthermore, the annex, thanks to its versatility, can be used both as a support area for the swimming pool and as an independent unit to host friends or relatives.

The strategic location, just 20 km from Perugia and close to renowned tourist destinations such as Assisi, Gubbio and Lake Trasimeno, makes this property an exceptional investment.

DISTANCES AND POSITIONS
City
- Perugia 21 km
- Assisi 38 km
- Gubbio 37 km
- Orvieto 94 km
- Florence 168 km
- Rome 189 km

Sea and Lakes
- Lake Trasimeno 44 km
- Tyrrhenian Sea 220 km
- Adriatic Sea 139 km

Airports
- Perugia Airport 20 km
- Florence Airport 124 km
- Rome Fiumicino Airport 145 km

Highways
- E45 Motorway 8 Km

Property Informations

Address: Strada Di San Silvestro, SNC	**Zip Code**: 6134
Bedrooms: 4	**Bathrooms**: 5
Rooms: 17	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Total floors: 4	**Date of construction**: 1184
Current Status: Available after the deed of sale	**Garden**: Private, 10.000 sq.m

Kitchen: Eat-in kitchen





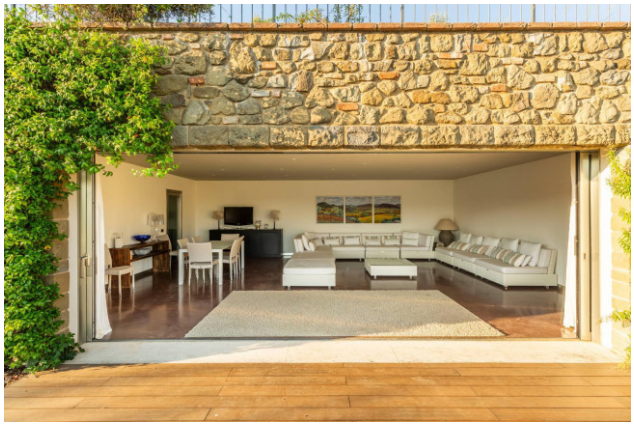












Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962













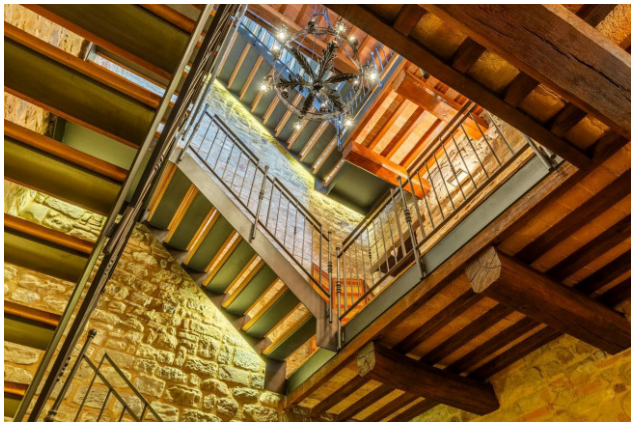




Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962













Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962