



Villa for Sale in Città di Castello Trestina

€ 1.480.000
Ref. CBI134-2230-160



650 sq.m | Bathrooms: 6 | Bedrooms: 4 | Rooms: 15

PROPERTY DESCRIPTION

Immersed in the green Umbrian hills, in a dominant hillside position, this splendid stone villa stands majestically and elegantly, offering a breathtaking panoramic view of the surrounding landscapes. Situated in a quiet area and a short distance from the main services, the property represents a perfect combination of rustic charm and modern comforts. Characterized by refined architectural lines and meticulous attention to detail, this residence is spread over three levels, embodying the style of a timeless stately home.

INTENSIVE COMPOSITION

The majestic and spectacular master entrance welcomes guests into a double-volume space dominated by an elegant fireplace and parquet floors that lend warmth and prestige. The living area opens to the outside thanks to an imposing glass window that leads to a bright veranda overlooking the garden. The spacious and habitable kitchen is separated from the dining area to ensure functionality and privacy. A comfortable guest bathroom completes the main floor.

The absolute protagonist is the sumptuous marble staircase that leads to the sleeping area, where there are four refined bedrooms, two of which have en-suite bathrooms. A modern elevator conveniently connects all three levels of the house.

On the lower floor, connected internally, there is a large garage currently used as a living room, a wellness area with sauna and solar showers and a large rustic room with kitchen, ideal for convivial moments.

Best Properties



STATE AND FINISHES

The villa is in impeccable condition, the result of careful and continuous maintenance. The finishes are of the highest level: fine parquet floors, marble, quality fixtures and cutting-edge technological solutions, such as photovoltaic panels installed on the roof, which ensure energy efficiency and sustainability. Every detail has been designed to offer an exclusive living experience, in a context of discreet and functional luxury.

OUTDOOR SPACES

The beating heart of the property is the large garden cared for down to the smallest details, enriched by ornamental trees and flower beds, where there is a splendid swimming pool, scenically illuminated at night. The solarium area with sun loungers and gazebo creates a relaxing and private atmosphere, perfect for moments of absolute well-being outdoors. The veranda, adjacent to the living area, hosts an elegant dining table.

USE AND POTENTIAL

This villa is the ideal choice for those who want to live in a private and panoramic setting, without sacrificing the convenience of services. Perfect as a main residence or as a representative holiday home, the property also offers considerable potential for high-level hospitality activities, such as prestigious B&Bs or exclusive tourist rentals. The presence of large spaces, multifunctional environments and wellness areas make it extremely versatile, ready to accommodate any type of housing or professional need.

DISTANCES AND POSITIONS

City
City of Castle 10 Km
Perugia 31 Km
Gubbio 16 Km
Assisi 50 Km

Seas and Lakes

Adriatic Sea 110 Km
Trasimeno Lake 45 Km

Railways

Città di Castello Station 10 Km
Perugia Station 35 Km

Airports

Perugia Airport 35 Km
Rome Fiumicino Airport 180 Km

Certification

Energy Class: B

Property Informations

Address: Via Santa Maria, 12

Zip Code: 6018

Bedrooms: 4

Bathrooms: 6

Rooms: 15

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: Building

Total floors: 3

Lift: Yes

Date of construction: 1997

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private

Best Properties



COLDWELL BANKER
BEST PROPERTIES

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

Kitchen: Eat-in kitchen

Garage: for three cars









