



# Villa for Sale in Montone

## € 1.590.000

### Ref. CBI134-1917-171



**680 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 15**

#### PROPERTY DESCRIPTION

Villa located in the Umbrian hills, a few minutes from the medieval village of Montone and about 30 minutes from the Tuscan border. Built in the 1990s, the property has a net surface area of approximately 510 m2 and is immersed in a green and private setting.

#### INTERNAL COMPOSITION

The villa is spread over three levels.

The ground floor features a spacious entrance hall, a large living room with a fireplace, a dining room, and an eat-in kitchen. A guest bathroom, utility rooms, and a multipurpose room suitable for a gym, study, or hobby room complete the level. All rooms have direct access to the garden through large windows.

The first floor houses the sleeping area, consisting of three double bedrooms, each with a private bathroom. The two side bedrooms have two additional rooms that can be used as sitting areas, studies, or relaxation areas, with access to the rear terrace. There is also an additional room, ideal as a children's bedroom or study.

The large, panoramic front terrace offers an open view of the valley.

The second attic floor includes a room with a private bathroom, suitable as a guest bedroom or independent space, as well as two utility rooms that can be used as storage rooms.



#### STATE AND FINISHES

The villa features excellent finishes, with terracotta floors in the living area, parquet in the sleeping area, and wooden window frames. The underfloor heating and cooling system features radiant heating, ensuring even temperature distribution. A solar thermal system is also installed for domestic hot water, further enhancing energy efficiency. The property is ready to be inhabited and does not require immediate interventions.

#### OUTDOOR SPACES

The property includes approximately 5 hectares of fully fenced land. The main garden measures approximately 6,000 square meters and is adorned with fruit trees and ornamental plants. The olive grove, with approximately 100 productive trees, extends over approximately 7,000 square meters. There are also approximately 3 hectares of arable land and a wooded area of approximately 5,000 square meters with a natural truffle ground. The 14 x 7 metre swimming pool is located in a private and panoramic position. An artificial lake, integrated into the park, contributes to the water supply, along with the well. The outdoor area is completed by a barbecue area with a wood-fired oven. There is also a 72 m2 agricultural annex currently used as a stable with four horse boxes and a barn.

#### USE AND POTENTIAL

The size, layout, and secluded location make the property suitable as both a primary residence and a second home in Umbria. The presence of the stables and the large land make it particularly suitable for horse and horse riding lovers. The location allows for easy access to the main art cities of Umbria and Tuscany, while maintaining privacy and tranquility.

#### DISTANCE AND POSITIONS

City  
Umbertide 7 km  
Gubbio 38 km  
Perugia 41 km  
Assisi 57 km  
Florence 139 km  
Rome 213 km

Sea and Lakes  
Lake Trasimeno 50 km  
Adriatic Sea 100 km  
Tyrrhenian Sea 220 km

Airports  
Perugia Airport 40 km  
Florence Airport 152 km  
Rome Fiumicino Airport 240 km

Highways  
6 Km Highway

## Certification

**Energy Class:** C

## Property Informations

**Address:** Zona San Lorenzo, Snc

**Zip Code:** 6014

**Bedrooms:** 4

**Bathrooms:** 5

**Rooms:** 15

**Internal condition:** Excellent

**---> data\_operazione <---:** 0000-00-00

**---> esclusiva <---:** 1

**:** 0000-00-00

**Floor:** Building



**Total floors:** 3

**Parking space:** Covered

**Date of construction:** 1992

**Current Status:** Available after the deed of sale

**Terrace:** Present

**Garden:** Private, 5.680 sq.m

**Kitchen:** Eat-in kitchen









