



Historical villa: for Sale in Città di Castello

Promano

€ 2.300.000

Ref. CBI134-2230-173



1.000 sq.m | Bathrooms: 14 | Bedrooms: 18 | Rooms: 40

PROPERTY DESCRIPTION

In the suggestive landscape of the upper Tiber Valley, a few minutes from Città di Castello, we offer for sale a prestigious historic villa from the late eighteenth century, expertly restored. The property stands out for its dominant position, large size and valuable elements that make it unique in its kind, immersed in about 16 hectares of private land, among well-kept gardens, green spaces and breathtaking panoramic views.

An elegant panoramic turret with 360-degree views and a rare original frescoed chapel enrich the timeless atmosphere of this noble residence.

INTERNAL COMPOSITION

The villa is spread over several levels and is currently divided into 10 independent apartments, each with different sizes and layouts, from one to three bedrooms, and each equipped with an independent kitchen. Overall, the property consists of 18 bedrooms and 14 bathrooms, as well as large common areas such as living rooms with fireplaces and generous dining rooms. The interiors retain original terracotta floors, exposed wooden beams and other architectural elements of great historical value, which preserve the character of the property.



STATE AND FINISHES

The building was restored with extreme care and attention to the preservation of the historical heritage: the original materials were enhanced, integrating them with solid and functional structural solutions. The private chapel, decorated with well-preserved historical frescoes, represents one of the rarest and most fascinating elements of the entire complex.

The architectural details, such as the wooden window frames, the roofs with ancient tiles and the load-bearing walls fit harmoniously into the rural Umbrian landscape.

OUTDOOR SPACES

The property extends over 16 hectares and includes large green spaces, an olive grove with around one hundred trees, cultivable fields, relaxation areas and a splendid panoramic swimming pool, perfectly equipped to guarantee comfort and relaxation and well integrated into the surrounding landscape.

The outdoor area is enriched by areas equipped for conviviality, games for children, vegetable gardens and tree-lined paths. The elevated position of the villa guarantees an unobstructed and dominant view of the Umbrian hills that surround it, in a context of absolute quiet and privacy.

USE AND POTENTIAL

This property represents an exclusive solution for those who want to live immersed in history, beauty and nature. The generous dimensions and flexibility of the spaces make the property ideal as a charming accommodation facility, a resort with a wellness center, an event location or agritourism.

The presence of the chapel also makes it perfect for projects related to spiritual or cultural hospitality.

A residence of rare charm, able to combine historical value, elegance and functionality in one of the most authentic and uncontaminated areas of Umbria.

Certification

Energy Class: Not applicable

Property Informations

Address: Voc. Villa dei Bizzi, 48

Zip Code: 6012

Bedrooms: 18

Bathrooms: 14

Rooms: 40

Internal condition: Excellent

---> a_reddito <---: 1

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

---> esclusiva <---: 1

: 0000-00-00

Floor: Building

Total floors: 4

Date of construction: 1700

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 20.000 sq.m

Kitchen: Open kitchen









Best Properties

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