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

Villa for Sale in Perugia
Centro storico
€ 1.290.000
Ref. CBI134-1917-183



750 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 24

PROPERTY OVERVIEW
This extraordinary villa boasts a truly unique and privileged location: surrounded by greenery, yet just 150 meters from the majestic medieval walls of Perugia’s historic center. A rare opportunity to experience both the serenity of nature and the vibrant charm of a historic city—literally within walking distance.
The villa is the result of an elegant architectural restoration that seamlessly blends the authentic character of an ancient farmhouse with a contemporary, functional design.
Spread across multiple split levels that follow the gentle slope of the land, the property offers enchanting panoramic views. Every room is thoughtfully designed to enhance natural light and create an effortless flow between indoor and outdoor living.
At the very heart of the home lies the bright veranda: featuring striking wooden trusses and large windows on three sides, it opens directly onto the terraced garden, transforming into a natural extension of the living area—perfect for gatherings, quiet reading, or year-round relaxation.

INTERIOR LAYOUT
Encompassing approximately 580 sqm, the villa offers spacious, elegantly proportioned rooms served by two independent entrances, enhancing flexibility and privacy.

- Second floor (directly accessible from the large front garden): spacious veranda, kitchen, two dining rooms, living room, and study.
- First floor: six bedrooms, three bathrooms, and a versatile space that can be converted into a gym or games room.
- Ground floor: additional kitchen, dining room, living room, laundry room, and bathroom.

The property also includes a large garage, a cellar, and a 20 sqm annex (with bedroom and bathroom), ideal for guests or staff accommodation.

FINISHES
The restoration has carefully preserved the villa's historic soul: original stone walls, exposed wooden beams, antique terracotta floors, and brick arches combine to create an atmosphere of timeless elegance and authenticity. Modern comforts have been integrated thoughtfully, ensuring a perfect balance between historic charm and contemporary living.

OUTDOOR SPACES
Surrounded by a fully enclosed, beautifully landscaped private garden adorned with ornamental trees (with the potential to add a swimming pool), the villa offers generous outdoor space for relaxation and entertaining.
Beyond the garden, the property extends over approximately 6 acres (2.5 hectares) of land, featuring around 200 century-old olive trees—adding prestige and offering small-scale production of your own olive oil.

TO WHOM IT MAY APPEAL
A residence of rare character and versatility, this villa is ideal for those who wish to combine absolute privacy and nature with the priceless advantage of walking to Perugia's vibrant historic center.
Thanks to its two independent entrances and multi-level layout, the villa can easily be divided into two separate units: perfect for hosting friends and family or creating a charming boutique hospitality business.

Certification

Energy Class: G

Property Informations

Address: Via San Giuseppe	**Zip Code**: 6122
Bedrooms: 6	**Bathrooms**: 5
Rooms: 24	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 3	**Parking space**: Uncovered
Current Status: Available after the deed of sale	**Terrace**: Present
Garden: Private, 2.300 sq.m	**Kitchen**: Eat-in kitchen
Garage: for two cars, 40 sq.m	

















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