CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
Phone number (+39) 075 9276639

Historical villa: for Sale in Perugia
Ponte Pattoli
€ 2.300.000
Ref. CBI160-2598-124



2.400 sq.m | Bathrooms: 5 | Bedrooms: 18 | Rooms: 23

PROPERTY DESCRIPTION

This splendid property, once owned by the noble Braccio or Braccesca family, comprises a prestigious building complex, preserved intact over time. The villa is composed of two buildings, two others comprising the stables and the caretaker's lodge, which together frame an internal courtyard, ensuring privacy and tranquility. Dating back to the mid-18th century, used as a vacation destination by the prestigious family, it represents the typical manor house of the era. Next to the villa, the former 450-square-meter factory, the first Italian wool mill dedicated to the processing of high-quality cashmere, considered a true industrial monument, today lends itself to a variety of uses. The main building complex is fully fenced and includes a swimming pool located within the charming centuries-old park. Two additional buildings used for storage complete the property, all set on five hectares of flat and fully enclosed land.

INTERNAL COMPOSITION

The villa is spread over three levels and comprises several rooms, including four halls adorned with 18th-century paintings, eleven

bedrooms, two kitchens, four bathrooms, and two entrance halls. The caretaker's house is spread over two levels: the lower level houses cellars, while the upper level is intended for the living quarters. The spacious workshop extends entirely over one level and includes offices and multipurpose rooms. Two additional detached agricultural outbuildings are currently used as storage rooms, cellars, and covered parking spaces.

STATE AND FINISHES

The complex, inhabited until two years ago, requires renovation work.

USE AND POTENTIAL

The villa is listed by the Superintendency of Architectural Heritage, and has great potential. It could be used as a private residence, partially as a hospitality facility. By restoring its original purpose and enhancing the old workshop, it could be used as a prestigious villa for those working in the fashion and artisan sectors in general.

DISTANCES

The villa's location is strategic: on a flat, secluded spot surrounded by greenery, it guarantees maximum privacy. Over time, the property has remained hidden from view, as desired by its last owner, a refined countess.

CITY':
Perugia 15 km
Cortona Km 58
Assisi 26 km
Gubbio 398 km
Rome 180 km

SEAS AND LAKES:
Lake Trasimeno 28 km
Adriatic Sea 110 km
Tyrrhenian Sea 180km

AIRPORTS:
St. Francis 14 Km
Rome 200 km
Bologna 230 km
Ancona 115 km

MOTORWAYS:
A1 75 Km,
A14 110 Km

Certification

Energy Class: Not appliable

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Property Informations

Address: Via dei Bracceschi, SNC

Zip Code: 6134

Bedrooms: 18

Bathrooms: 5

Rooms: 23

Internal condition: To be renovated

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

---> esclusiva <---: 1

: 0000-00-00

Floor: Building

Total floors: 3

Parking space: Covered

Date of construction: 1700

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Eat-in kitchen

Garage: for four cars

















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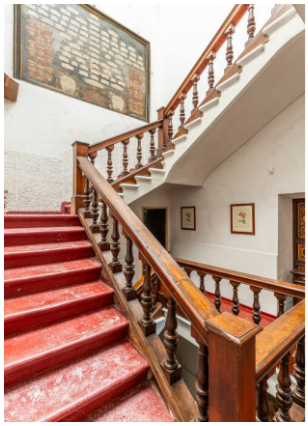



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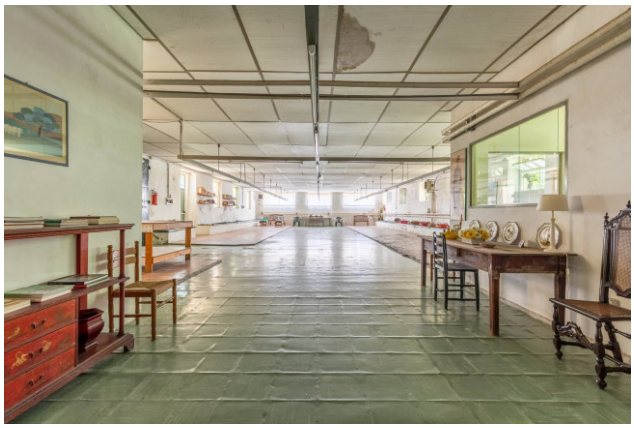






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