



Villa for Sale in Assisi Petrignano € 1.480.000 Ref. CBI196-3021-20



480 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 12

Charming Country Residence - Assisi, Umbria

Nestled in the peaceful Umbrian countryside, just a few kilometers from the historic town of Assisi, this elegant country residence is a haven of tranquility, where nature, art, and authentic Italian beauty come together in perfect harmony.

Its strategic location allows easy access to some of Umbria's most enchanting destinations, including Spoleto, Perugia, Gubbio, and Nocera Umbra. Surrounded by gentle hills, olive groves, and historic villages, the property combines modern comfort with timeless rural charm, offering refined interiors designed with taste and attention to detail.

With a total surface of approximately 480 sqm, the villa stands within a private park of 7,000 sqm, a true green oasis ensuring total privacy. The grounds feature a modern swimming pool, a bocce court, and a traditional outdoor oven, creating the ideal setting for relaxation and outdoor entertaining.

Inside, the residence includes six bright and spacious bedrooms, each with its own private bathroom, for a total of six bathrooms and eighteen rooms. The living areas are welcoming and filled with light, while two panoramic terraces offer breathtaking views over Perugia and Assisi - the perfect backdrop for al fresco breakfasts or unforgettable sunsets.

Bosi & Partners



A detached annex equipped as a gym and a garage with three parking spaces complete this prestigious property.

A unique opportunity to experience the elegance and serenity of Umbria in a setting that blends history, comfort, and sophistication. The property is perfectly suited both as a luxury private residence and as an exclusive hospitality retreat.

Property Informations

Address: Frazione Rufino Bartolucci

Zip Code: 6038

Bedrooms: 6

Bathrooms: 6

Rooms: 12

Internal condition: Excellent

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

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

: 0000-00-00

Floor: Multilevel

Parking space: Uncovered

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 5.000 sq.m

Kitchen: Eat-in kitchen

Garage: for two cars









