Bosi & Partners
Viale Mezzetti, 25 - 06034 Foligno
Phone number 0742774584

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



705 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 12

Charming residence a few kilometers from Assisi

Nestled in the Umbrian countryside, this enchanting villa is a true haven for relaxing, surrounded by nature, art, and the authentic beauty of this land.

Its strategic location allows for easy access to some of Umbria's most picturesque towns, including Spoleto, Perugia, Gubbio, Nocera Umbra, and Assisi itself. Surrounded by rolling hills, olive groves, and historic villages, the property offers a perfect balance of contemporary comfort and rural charm, with meticulously crafted interiors that blend traditional elegance with modern style.

With a total surface area of approximately 565 square meters, the home is nestled within a 7,000 square meter private park, a green oasis that guarantees absolute privacy, enhanced by a modern swimming pool, a bocce court, and an outdoor oven ideal for convivial moments.

Inside, the property features six spacious and bright bedrooms, each with a private bathroom, for a total of six bathrooms. The common areas are welcoming and refined, while the two panoramic terraces offer unparalleled views of Perugia and Assisi, perfect for al fresco breakfasts or unforgettable sunsets.

The property includes an outbuilding equipped as a gym and a spacious and functional garage with three parking spaces.

An exclusive residence in the heart of Umbria, where charm, comfort, and nature meet in perfect harmony.
The property is suitable both as a luxury residence and as a high-level hospitality facility with an already profitable business.

Property Informations

Address: Frazione Rufino Bartolucci	**Zip Code**: 6038
Bedrooms: 7	**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, 140 sq.m	**Garden**: Private, 7.000 sq.m
Kitchen: Eat-in kitchen	**Garage**: for two cars

















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