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

Villa for Sale in Spello
San Giovanni
€ 1.200.000
Ref. CBI196-3046-62



218 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 7

Just minutes from the historic center of Spello, in a hilly and panoramic location, we offer a fully renovated, like-new villa nestled in a particularly beautiful natural setting. The home measures approximately 218 square meters and stands out for its quality construction, comfortable living, and high energy efficiency.

The villa is spread over two levels, with spacious and well-arranged rooms. The ground floor houses the living area, consisting of a double living room with a fireplace, a built-in kitchen, and a bathroom. The first floor houses the sleeping area, with two bedrooms and a second bathroom. The rooms are bright and enjoy open views of the garden and surrounding landscape.

The property has undergone a complete renovation, designed to meet the most advanced seismic and energy-efficient standards. The property achieves an A4 energy efficiency rating, thanks to a state-of-the-art electrical system, a 6 kW photovoltaic system with inverter, and an extremely energy-efficient heating system. The heating system is completely new and integrated with solar thermal panels for domestic hot water production, in addition to a state-of-the-art hybrid/pellet combustion stove, which can also be controlled remotely. The plumbing system has also been completely renovated, both internally and externally, with new PVC pipes, inspection wells, and wastewater and sewage separation.

The property extends over approximately 6 hectares of land, comprising approximately 800 olive trees, woodland and arable land, a

hazelnut grove, fruit trees, and numerous typical Umbrian species, including pine, beech, and oak trees. The property includes a pond fed by natural springs and a well for the exclusive use of the home, with potable sulfur water.

Access to the property is via a private road approximately 300 meters long, fully drained and equipped with steel gutters and pits for the installation of lighting along the entire route. The driveway is electrified and served by a video intercom connected to the house. There is also provision for the installation of an electric vehicle charging station. The garden area immediately adjacent to the villa is fully illuminated with newly installed systems; municipal authorization for fencing the entire property is already available.

The property includes renovated former stables, currently registered as a garage, with a total area of approximately 100 square meters, serviced by water and electricity, as well as a private walkway leading to a flat lawn adjacent to the house, an area suitable for a swimming pool and/or solarium, with open views of the Umbrian landscape.

A high-end solution, ideal for those seeking a detached, technologically advanced and energy-efficient villa, surrounded by nature yet a short distance from one of the most popular villages in Umbria and Italy.

Certification

Energy Class: A4

Property Informations

Zip Code: 6038	**Bedrooms**: 2
Bathrooms: 2	**Rooms**: 7
Internal condition: Restored	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Floor: On two levels	**Total floors**: 2
Parking space: Covered	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	**Garage**: for four cars, 100 sq.m

















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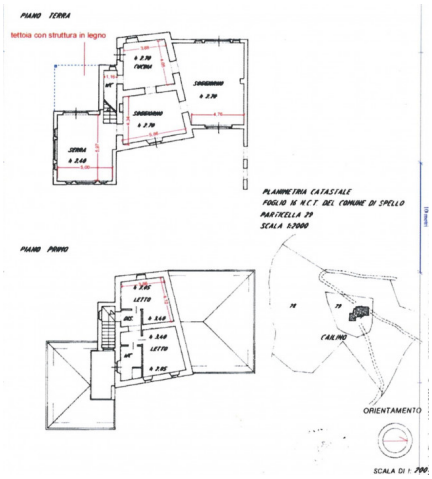
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