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

Villa for Sale in Perugia
€ 1.365.000
Ref. CBI160-2598-200



590 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 9

PROPERTY DESCRIPTION

Nestled in the rolling hills surrounding Perugia, just 1.3 km from the historic center and overlooking the medieval city walls, we offer for sale an elegant, one-of-a-kind villa. This restored 19th-century farmhouse has been reinterpreted through a meticulous architectural project that blends the charm of history with the quality of contemporary living.

INTERNAL COMPOSITION

The villa, with a total surface area of approximately 400 m2, is harmoniously distributed over two levels.
On the ground floor, an elegant brick portico leads into the residence, welcoming guests into a charming living area featuring bright and well-organized spaces. This level features a kitchen with a storage closet, two spacious living rooms, two bedrooms, a bathroom with a private Turkish bath, and a convenient laundry area. The heart of the property is the elegant internal courtyard, which connects the various rooms on the ground floor.
The first floor is dedicated to the sleeping area and features three spacious double bedrooms and two bathrooms. The spaces are further enhanced by the presence of a panoramic trussed porch, serving the master suite.

STATE AND FINISHES

The villa, completely renovated in the early 2000s, retains the authentic charm of Umbrian style thanks to chestnut beams and exposed terracotta tiles.
The rooms are embellished with typical Umbrian terracotta floors on the ground floor, while the sleeping area features elegant iroko wood parquet finishes.
The residence is completed by double-glazed windows and larch wood shutters, which ensure aesthetic harmony and good thermal and acoustic insulation.

OUTDOOR SPACES

As for outdoor spaces, the property has a 36 m2 annex with a living room, kitchen, and bathroom.
The villa is surrounded by a well-kept 5,000-square-meter garden with irrigation and lighting. The property is further enhanced by a hectare of surrounding land with productive olive trees, vineyards, and ornamental plants.
The outdoor space is completed by a large 14x7 swimming pool, equipped with state-of-the-art systems, set in a context of absolute intimacy.

USE AND POTENTIAL
This property is the ideal solution for those seeking a charming villa, equipped with every comfort and immersed in tranquility, just minutes from Perugia's historic center, without sacrificing privacy, confidentiality, and quality living.

DISTANCES/POSITIONS

Perugia: 1.3 km
Solomeo: 15 km
Assisi: 29 km
Passignano sul Trasimeno: 30 km
Gubbio: 51 km
Florence: 175 km
Rome: 184 km

LAKES/SEAS

Lake Trasimeno: 30 km
Lake Bolsena: 100 km
Adriatic Sea: 130 km

AIRPORTS

Perugia Airport: 12 km
Rome Fiumicino Airport: 210 km

Certification

Energy Class: Not appliable

Property Informations

Address: Strada di Ponte Rio, 6

Bedrooms: 5

Bathrooms: 5	**Rooms**: 9
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Floor: 2	**Total floors**: 2
Date of construction: 1800	**Current Status**: Available after the deed of sale
Terrace: Present, 35 sq.m	**Garden**: Private, 5.057 sq.m
Kitchen: Eat-in kitchen	**Garage**: for two cars

















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