



## Charming Villa in Perugia

Price on Application

Reference Code: 11704

## Description

This enchanting property is located in the heart of the Umbrian hills on 26 hectares, offering breathtaking views of the hills, a private lake and 3 of Umbria's most fascinating heritages, the city of Perugia, the iconic historic center of Assisi and the sumptuous Ramazzano Castle.

### Description

The villa has an area of about 930sqm and is distributed on two levels, at the top of which rises a panoramic tower, ideal for a large master suite. On the ground floor a majestic entrance hall with neoclassical columns introduces us to the living area, where we find a large and bright living room with fireplace, open kitchen with elegant dining area. On the same level there are also two bathrooms, a laundry room and a billiard room.

A magnificent stone staircase leads to the upper floors where we find three bedrooms with private bathrooms, walk-in closets and a second living area consisting of an open kitchen, dining room and study.

The property also counts with an outbuilding for guests of about 100sqm and a convenient garage perfectly accessible from the street level.

### Outdoor Spaces

The property has a large park of about 8,000sqm, meticulously maintained, harmoniously surrounded by centuries-old olive, walnut and cherry trees, offering absolute privacy, and another 26 hectares of land.

A 160sqm oil mill reminds us that the "agricultural" part of the estate has 440 olive trees and extra-virgin olive oil is produced there, from which home-grown olives are turned into high-quality oil, a 200sqm warehouse, and the janitor's dwelling covering an area of about 90sqm.

### State and finishing touches

The villa was completely demolished and rebuilt in 2010 with the best qualities that guarantee a remarkable structural solidity thanks to the use of vigorous materials such as reinforced concrete, travertine and pietra serena, with which fireplaces and stairs are built.

### Potential uses

The property is absolutely unique and ideal for both residential and receptive use.

In addition, there are plans for a beautiful infinity pool and helipad (see attached renderings and floor plans).

### Location & Lifestyle

The property for sale is close to major centers of interest in Umbria such as Perugia, Assisi, Spoleto and Spello, in a very exclusive, private location, but still very convenient and close to services. Umbria is a region that is home to some of the most famous artistic works by Cimabue, Giotto and Benozzo Gozzoli, and some of the most important examples of medieval architecture in central Italy.

Rooms	Bathrooms	Square Footage	Garden/Terrace	Energy Class	Status
30	6	930 Sq. Ft.	260000 Sq. Ft.	C	Ottimo - Ristrutturato

## Location Overview



## Accessibility Highlights

**SEA-LAKE**

**HIGHWAY**

**TRANSPORT**

**SERVICES**

**PARKING**

**20 Km**

**5 Km**

**10 Km**

**1 Km**

**10 m**

Additional Points of Interest: Aeroporto Perugia 25 km (23'); Aeroporto di Roma 215 km (2 ore e 21')

Corciano centro 4 km (8'); Passignano sul Trasimeno 15 km (15'); Perugia centro 17 km (20'); Centro di Assisi 40 km (36'); Città di castello 53 km (43')

Scuola elementare Corciano 4 km (6'); Golf club Perugia 8 km (13'); Stadio Perugia 14 km (13'); Centro commerciale 8 km (7')

Galleria nazionale dell'Umbria 18 km (23'); Basilica di San Francesco d'Assisi 27 km (37'); Collezione Burri 48 km (42')













































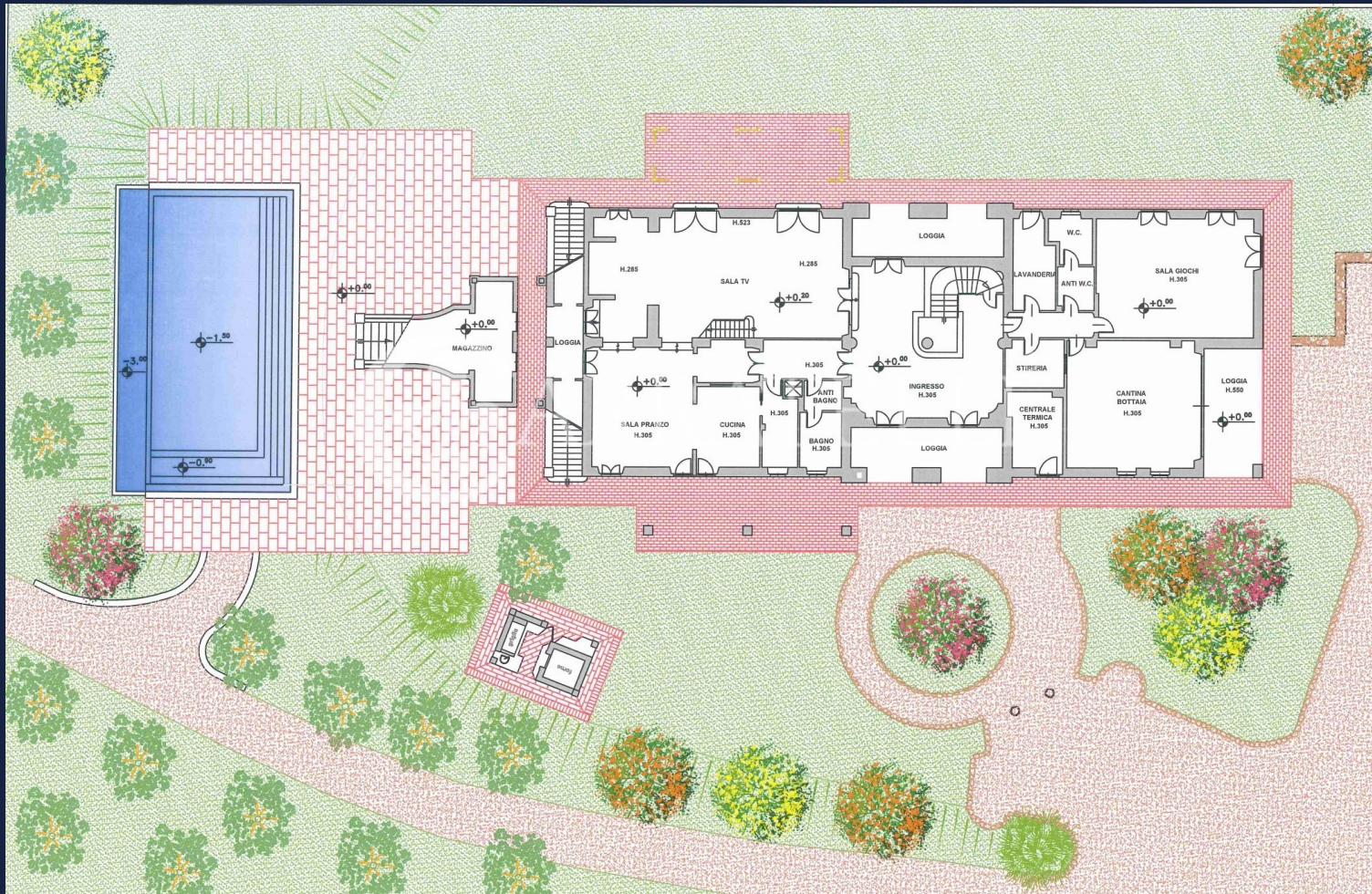
















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## CETONA

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53040 Cerona (SI)

## PIENZA

Loc. Botteghino di Palazzo Massaini, 9  
53026 Pienza (SI)

## MONTEPULCIANO

Via di Gracciano del Corso, 6  
53045 Montepulciano (SI)

## GROSSETO

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58100 Grosseto

