

**for sale in Perugia
Colle Umberto I
€ 730.000
Ref. 1464**



630 sq.m. | Bathrooms: 5 | Bedrooms: 9 | Rooms: 21

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY, WE WILL PROVIDE ALL THE NECESSARY INFORMATION UPON REQUEST.

This suggestive property dating back to the early 1500s is made up of two apartments, one larger with seven bedrooms and the other on the ground floor with two bedrooms. It is located in a splendid position in the Umbrian countryside about 15/20 minutes from Perugia. Umbria, with its cousin Tuscany, represents the green heart of central Italy and Perugia is about halfway between Rome and Florence.

The building is on three levels and is located on a hill where there are vineyards, olive groves, woods and fields. The building was built around a signal tower dating back to 1100. The two wings of the building were purchased separately in more recent times by two families who now share only a beautiful internal courtyard which serves to access the ground floor of the two properties. They are completely independent and each has its own garden and land in the opposite direction from the other.

The main apartment of approximately 470 m2 is on two levels, on the first floor there are three bedrooms, two bathrooms, a large living room with fireplace, a study, kitchen, dining room with fireplace, laundry room, cellar and closet. second we find four bedrooms, two bathrooms. a large living room, a dining room, a study and an attic. The ground floor apartment

of approximately 160 m2 consists of two bedrooms, a bathroom, a large living room and a sitting room with fireplace, kitchen.

The garden is large and well maintained with many fruit trees, a barbecue and a beautiful panoramic view of the surrounding countryside. The ground floor apartment has its own garden equipped with barbecue, this facilitates the independent use of the two units if desired. they can be rented to tourists in the summer period or to students attending the University of Perugia. The garden plus the adjacent land are approximately 10,000 m2 where it is possible to build a large swimming pool and for horse lovers it is possible to build garages and a large rectangle.

The real estate units have a heating system powered by LPG.

It is 10 minutes away from the five star Trent Jones Golf Course.

THE PROPERTY IS IN GOOD MAINTENANCE CONDITION AND IS SOLD FURNISHED EXCLUDING SOME PERSONAL PIECES OF THE FAMILY.

Certification

Energy Class: G

Features

Code: 1464	Reason: Sale
Zip Code: 06133	Municipality: Perugia
Zona: Colle Umberto I	Total Square Meters: 630 sq.m.
Bedrooms: 9	Bathrooms: 5
Rooms: 21	State of Preservation: Good
Total Floor: 3	Heating: Heating
Age Construction: 1500	Current Status: Free to the deed
Garden: Private, 10.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





