



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA ARIETE



Ref: V120

Umbria - Perugia - Perugia

PRICE: 1.250.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 600.00 Mq  
Bedrooms: 4  
Bathrooms: 3  
Swimming pool: No  
Terrain: 1 ha

Located in a residential area, near the historic center of Perugia, this elegant property consists of a villa built from the ruins of an old 19th century farmhouse and an annex connected via the basement.

The villa of over 600 square meters was completed in 2005 with excellent finishes and materials; it has a reinforced concrete structure and was built on the basis of anti-seismic regulations.

The house offers all the comforts: underfloor heating, alarm system, motorized railings, piped music, centralized extraction system.

The property has complete privacy and a splendid view over the valley and the surrounding hills.

The property is surrounded by a beautiful garden of almost one hectare completely fenced with irrigation system and fed by a well and a cistern for the recovery of rainwater.

The property is located about 5 minutes by car from the historic center of Perugia, the oldest district of the city with beautiful monuments, historical places and bar/restaurants and the Fontivegge station is only 15 minutes away with an excellent offer of regional trains.

Utilities: Underfloor gas heating, solar panels, alarm system, piped music, centralized vacuum system.

Energy class: D

Distances: Perugia center 5 minutes, Ponte San Giovanni 10 minutes, Fontivegge station 15 minutes, Umbria International Airport 15 minutes, Assisi 20 minutes, Lake Trasimeno 30 minutes, Rome 2 hours and 15, Florence 1 hour and a half.