



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA ELIANTO



Ref: NV784

Umbria - Perugia - Perugia

PRICE: 1.400.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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GENERAL INFORMATION

Surface: 610.00 Mq

Bedrooms: 4

Bathrooms: 6

Swimming pool: Si

Terrain: 4 ha

A tree-lined path leads to this charming property which is located in the heart of Umbria near a village in the immediate proximity of Perugia.

The property consists of a main farmhouse of about 500 sqm on 3 levels, a guesthouse of 110 m2 on 2 levels and a greenhouse of 120 m2.

The farmhouse is an old farmhouse dating back to 1830 and renovated in '98 with excellent materials and it presents a classic-contemporary style thanks to its elegant and refined furnishings. The ground floor offers large living areas with numerous French windows that make the rooms brighter and more usable.

Parquet floors on both floors except in the rustic style kitchen with antique terracotta tiles.

The annex is located a few meters away with a living area on the ground floor and a sleeping area in the basement with 2 independent entrances.

The property is surrounded by about 4 hectares of land, partly wooded and arable with a splendid and well-kept park full of trees and plants of different species (in addition 30 olive trees).

A few meters from the farmhouse there is a large swimming pool (6 x 15 m) with a basement changing room with bathroom and a paved greenhouse with a kitchen and a bathroom which is also ideal as a hobby room.

The area in which it is located is very suggestive and is strategic for reaching cities such as Assisi, Spoleto, Siena, Florence and Rome.

Basement: independent apartment with kitchen with independent entrance, a service bathroom, bedroom, a bathroom with shower with French window, a laundry room, a cellar, a pantry. External technical room.

Ground Floor: Living room, double bedroom, sitting room with fireplace, dining room, bathroom with shower (without window), kitchen with fireplace and access to the porch.

First Floor: corridor, 1 double bedroom overlooking the swimming pool with en suite bathroom with tub, a single bedroom with en suite bathroom with jacuzzi shower cubicle, sitting room with entrance via external staircase with fireplace, a kitchenette, 1 double bedroom, 1 bathroom with shower, large terrace.

Utilities: LPG underfloor heating both in the farmhouse (except in the basement with radiator heating) and in the annex, sliding grates, vacuum system, centralized electrical system, video intercom, alarm system, mosquito nets, swimming pool (6x15m, 3m deep – 1), with basement dressing room and bathroom with shower, 3 wells, municipal water, 2 entrances, built-in BBQ.

Distances: the nearest village is **Perugia** with **Castello di S. Eufemia** of 46, **Monticchio**, Perugia 10 km, Cortona 48 km, Magione 19 km, Assisi 34 km, **Sant'Egidio** International Airport 25 km, Rome 178 km, Florence 154 km.