



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA INCANTO



Ref: NV789

Umbria - Terni - Narni

PRICE: 649.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 600.00 Mq

Bedrooms: 7

Bathrooms: 7

Swimming pool: Si

Terrain: 1 ha

About 2/3 km from Narni this beautiful villa is located in a dominant position from which it is possible to enjoy a wonderful panorama.

Surrounded by approximately 1 hectare of land with 120 olive trees and swimming pool (10x4) with a depth of 1.50 m.

The property is near the town of Narni, a small Umbrian town rich in natural and monumental beauty, characteristic for its magnificent historic center, known for the famous Mole di Narni, real natural pools formed by the Nera river, the fascinating Narni underground and the Marmore waterfalls located about 20 km away.

The villa is in a modern style, built in 2011, well kept and surrounded by a magnificent veranda overlooking the valley, which allows you to enjoy the beautiful panorama even in the winter months.

The villa has a surface area of approximately 600 sqm on 2 floors, furnished in antique style and divided into a basement with independent access and a ground floor.

The ground floor comprises entrance hall, service bathroom, kitchen, large living room with a magnificent antique fireplace from the 1500s and light beams in the ceiling and access to the large veranda, lounge, 2 double bedrooms with en suite bathroom (one with shower and one with tub) and panoramic terrace.

From the ground floor you access the basement via an internal staircase where there is a cellar/laundry room and technical room, hobby room (where a gym could be built) with access to the porch/woodshed, 2 double bedrooms with internal bathroom with shower, corridor, 1 room to be used as a storage room or study, 1 bathroom and double bedroom, kitchen.

The villa is furnished with antique furniture, a perfect mix of ancient and modern style, most of the furniture of the basement is included in the price, the remaining part can be subject of private negotiation except for some personal items.

All the rooms in the basement have an independent entrance.

Utilities: municipal water, natural gas heating, solar panels.

Distances: Excellent access, supermarket 2 km, Narni 2/3 km, Terni – 10 km, Orte - 10 km, Rome – 100 km, Terme dei Papi - 25 minutes.