



COLDWELL BANKER
ITALY

CB Best Properties

Via Leonardo da Vinci 23 - 06024 Gubbio

P.IVA e C.F.: 03833500543

Tel.: (+39) 075 9276639

Villa for Sell in Gubbio

📍 Perugia, PG

345.000€



Contact info



CB Best Properties

Sabrina Damiani

Phone: +39 075 9276639

Email: sabrina.damiani@cbitaly.it

Description

Property Description:

Located in a quiet countryside area, just 4.5 km from the historic center of Gubbio, one of Umbria's most beautiful medieval towns. This splendid residence is immersed in the greenery of the picturesque Eugubine hills. The property, renovated in 2004, was designed in a rustic style, using quality materials and meticulous attention to detail. Surrounded by a well-kept, fully fenced private garden, it was designed to offer maximum comfort and relaxation in every season.

Internal Composition:

The ground floor can be accessed either through an elegant glass porch, equipped with large double-glazed sliding doors that offer a splendid view of the garden, or from a secondary entrance located at the back of the kitchen.

The veranda leads to a bright open space comprising the entrance hall, kitchen, and living area, enhanced by a distinctive stone and wood fireplace that adds personality and warmth to the space. A guest bathroom and study complete the floor.

The upper floor, reached via a wooden staircase, houses two bedrooms, both with en suite bathrooms. The master bedroom features a Jacuzzi tub, double sink, an elegant wooden built-in mirrored wardrobe, and a private terrace accessible via French doors. From the hallway, a wooden staircase leads to a small mezzanine currently used as a play area.

Condition and finishing

The property was built with high-quality materials. The floors are fine parquet, as are the doors and windows, with double-glazed windows for perfect thermal and acoustic insulation. Underfloor heating ensures a comfortable living environment, creating a warm and welcoming atmosphere in every season. The house is also equipped with an alarm system and mosquito nets on all windows.

Outdoor Spaces

The property is surrounded by a large and well-kept private garden of approximately 1,200 square meters, fully fenced and equipped with an electric gate, ensuring privacy and security. An elegant brick driveway leads to the main entrance, further enhancing the access to the residence.

The meticulously maintained outdoor spaces offer ideal spots for relaxing outdoors and socializing in a charming natural setting. The garden is equipped with an irrigation system and is fully illuminated by a lighting system, creating a welcoming and refined atmosphere. A convenient garage is located within the garden.

The surrounding greenery and the quiet of the countryside make the exterior of the house a perfect extension of the living space, ideal for fully enjoying the beauty of the Eugubine landscape.

Use and Potential

This property is ideal both as a primary residence for those seeking tranquility and contact with nature, or as a second holiday home in a secluded area yet well-connected to the city center. All major amenities are just 3 km away. Thanks to the quality of the construction, the spacious living spaces, and the functional layout, it is perfect for anyone seeking a comfortable and peaceful environment. The property offers the perfect balance between the tranquility of the countryside and the convenience of city amenities.

DISTANCES AND POSITIONS

City

Gubbio 4.1 km

· Assisi 31.7 km

Perugia 28.3 km

Rome 160.5 km

Florence 112.7 km

Sea and Lakes

· Lake Trasimeno 32.6 km

- Adriatic Sea 98.5 km
- Tyrrhenian Sea 136.3 km

Airports

Perugia Airport 30.2 km

Rome Airport 186.6 km

Florence Airport 124.2 km

Motorway

- E45 25.3 km

Details

 Property ID: CBI160-2553-118	 Surface: 172.00 m²
 Rooms: 4	 Bathrooms: 3
 Bedrooms: 3	

Property Features

 Current condition: Free upon deed	 Surface: 172.00 m²
 Rooms: 4	 Bedrooms: 3
 Bathrooms: 3	 Kitchen: Habitable
 Balconies: Presente	 Shower: Yes
 Parking space: Covered	 Garden: Private,
 Fireplace: Yes	 Terrace: Present
 Parquet : Yes	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images







