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ITALY

CB Best Properties

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# Villa for Sell in Gubbio

📍 Via Marcello Cervini, Perugia, 06024 (PG)

480.000€



## Contact info



CB Best Properties

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# Description

## PROPERTY DESCRIPTION

Just steps from the historic center of Gubbio, we offer for sale a splendid villa, immersed in the tranquility of nature yet close to all major amenities.

## INTERNAL COMPOSITION

The residence, which extends over a total area of 285 square meters on two levels plus a basement, stands out for its spacious and bright rooms, designed to ensure independence, functionality, and comfort.

Access to the property is from the main road through an automatic gate leading to the garden and from two other main entrances to the villa or through a pedestrian gate.

The ground floor features a living area with a large and elegant living room, a bedroom, a bright kitchen with a dining area featuring a fireplace, and a bathroom. An elegant wooden staircase leads to the upper floor, lending character and comfort to the rooms.

The sleeping area is located here, comprising three bedrooms, a study, and two bathrooms. One bedroom opens onto a large corner balcony, while the study has access to a large panoramic terrace. The spacious terraces, totaling 66 square meters, wrap around the villa, offering picturesque views to enjoy in every season.

The property also includes a mini-apartment that can be made independent from the rest of the villa.

The basement, measuring approximately 111 square meters, houses a laundry room, a cellar with a large fireplace, and an additional guest bathroom, with direct access from both the outside and the living area, ensuring maximum convenience.

## OUTDOOR SPACES

The property's exterior is completed by a 1,120 m2 terraced garden, an oasis of relaxation and conviviality, ideal for fully enjoying outdoor life and enriching the home with well-kept and welcoming green spaces.

## STATE AND FINISHES

The villa retains its 1970s charm intact, with terracotta floors on the ground floor and parquet on the first floor, details that harmoniously interact with the five fireplaces-present in the living rooms, kitchens, and basement-capable of lending warmth and authenticity to the domestic atmosphere.

## USE AND POTENTIAL

This elegant and versatile residence, divisible into two units, is ideal for those seeking a spacious and independent home with large indoor and outdoor areas, in a private and comfortable setting, just steps from the beating heart of one of Italy's most charming medieval cities.

## DISTANCES AND POSITIONS

### City

Gubbio 300 m

Perugia 52.6 km

Assisi 53.5 km

Rome 215 km

Ancona 108 km

Fano 76.9 km

Florence 170 km

Bologna 239 km

Seas and Lakes

Adriatic Sea 114 km  
Lake Trasimeno 82.7 km

Airport

Perugia 46.3 km  
Rome Fiumicino 243 km  
Florence 182 km

Highways

A1 98.8 km

# Details



Property ID: CBI160-2553-127



Surface: 400.00 m²



Rooms: 9



Garden: Privato, 1.120 sqm



Bathrooms: 3



Bedrooms: 4

# Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 400.00 m²



Rooms: 9



Bedrooms: 4



Bathrooms: 3



Kitchen: Habitable



Position: Semi-central



Shower: Yes



Garden: Private, 1.120 sqm



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







