



COLDWELL BANKER
ITALY

CB Best Properties

Via Leonardo da Vinci 23 - 06024 Gubbio

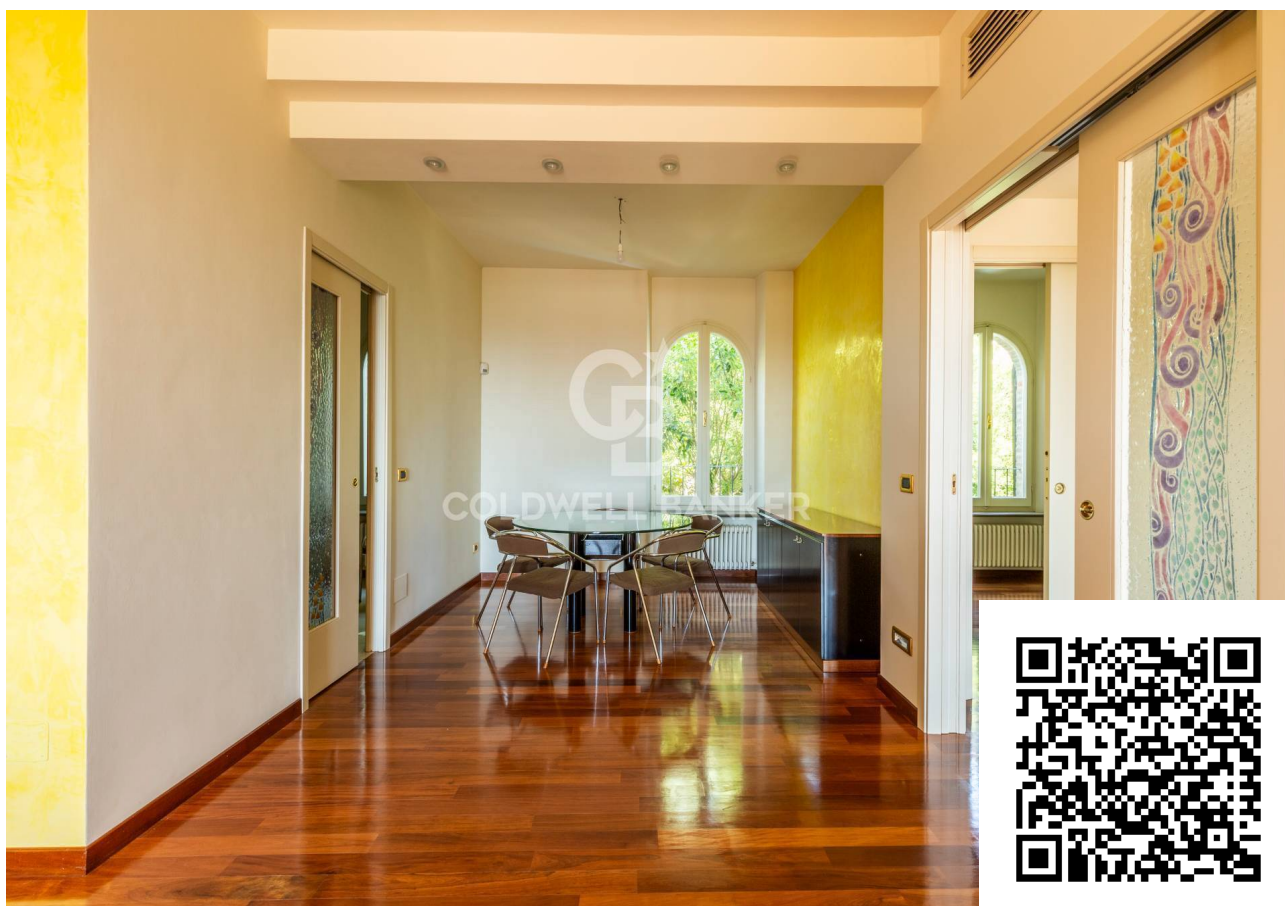
P.IVA e C.F.: 03833500543

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Apartment for Sell in Perugia

📍 Via Fra' Bevignate, Perugia, 06122 (PG)

550.000€



Contact info



CB Best Properties

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Description

An Art Nouveau jewel with a panoramic terrace

Nestled in the timeless charm of a 1922 Art Nouveau building, expertly restored to enhance its authentic beauty and upgraded to earthquake-proof standards, this 140 sq m apartment, spread over two levels (the second and third floors), is a unique residence, harmoniously combining history and modernity.

Upon entering the entrance, you immediately sense a warm and bright atmosphere: the spaces, designed with attention to every detail, are enhanced by a large living area overlooking the bright kitchen furnished with Salvarani furniture.

The living area leads to the sleeping area through a sliding door with Klimt-style glass panels, which opens onto two bedrooms, true havens of tranquility. The master bedroom leads to a balcony that is a small architectural gem: the elegant stone balustrades, typical of Art Nouveau, offer refined views and plays of light that enhance the space. The large bathroom in this area features a whirlpool tub. The spacious and welcoming living area invites conviviality and relaxation. The entire apartment is adorned with elegant Cabrewa parquet floors and refined Venetian stucco finishes, and is also equipped with air conditioning, ensuring ideal comfort in any season.

A dramatic wooden staircase by Mobirolo leads to the attic: a versatile and evocative space, ideal as a study, creative space, or private nook. Here, we find B&B Camaleonde sofas and Fontana Arte lamps. There's an additional bathroom, finished with Grohe faucets, and a small but functional closet. The attic leads to the panoramic terrace, a place suspended between the sky and the city, perfect for admiring enchanting sunsets and enjoying unforgettable evenings.

On the ground floor, a finely finished storage room with a water reserve system completes the property: an ideal space for a relaxation area, study, or atelier, just steps from the private garden, equipped with a 3,500-liter underground irrigation tank. A serene green haven that further enhances the privilege of living in this residence.

A rare property, where the charm of tradition blends harmoniously with contemporary comfort: the perfect balance of style, history, and quality of life.

DISTANCES AND POSITIONS

City

Assisi 27.3 km
Gubbio 52.6 km
Ancona 130 km
Rome 176 km
Florence 151 km

Sea and Lakes

Adriatic Sea 137 km
Lake Trasimeno 48.6 km

Airports

Perugia Airport 11.8 km
Rome Airport 202 km
Florence Airport 164 km

Motorway

A1 73 km

Details

 Property ID: CBI160-2553-136	 Surface: 162.00 m²
 Rooms: 5	 Garden: Privato, 50 sqm
 Bathrooms: 2	 Energy Class: F
 Bedrooms: 2	

Property Features

 Floor: On two levels	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 162.00 m²
 Rooms: 5	 Bedrooms: 2
 Bathrooms: 2	 Kitchen: Habitable
 Position: Central	 Balconies: Presente
 Shower: Yes	 Garden: Private, 50 sqm
 Fireplace: Yes	 Safe: Yes
 Terrace: Present	 Parquet : Yes

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices

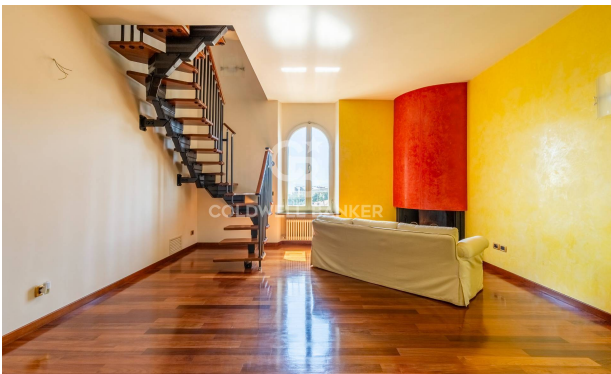
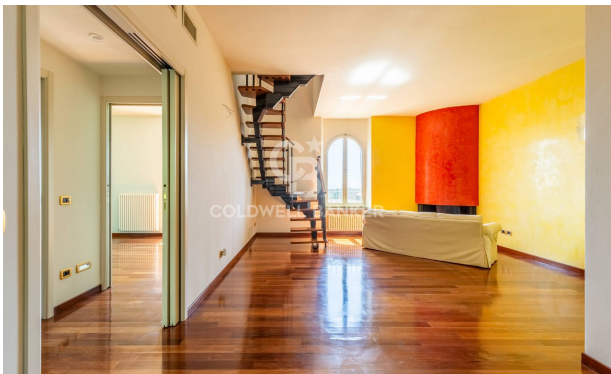
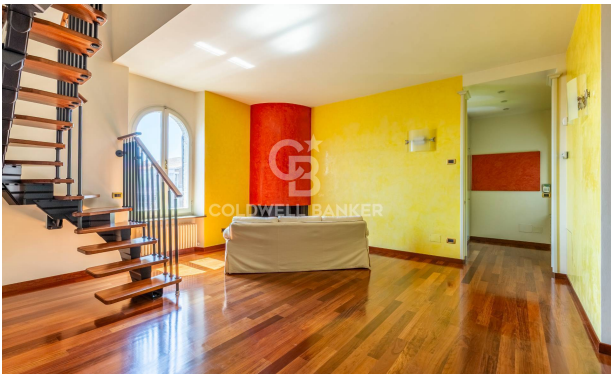
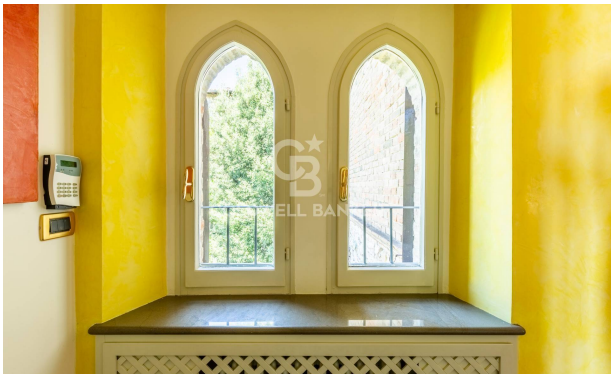
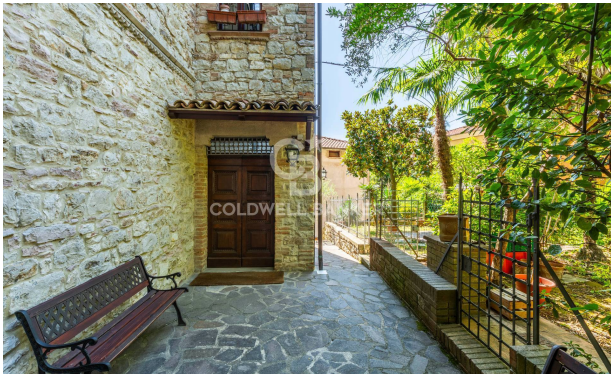


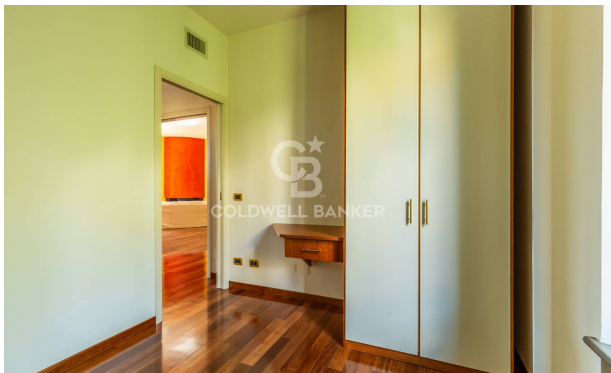
Shopping Centers

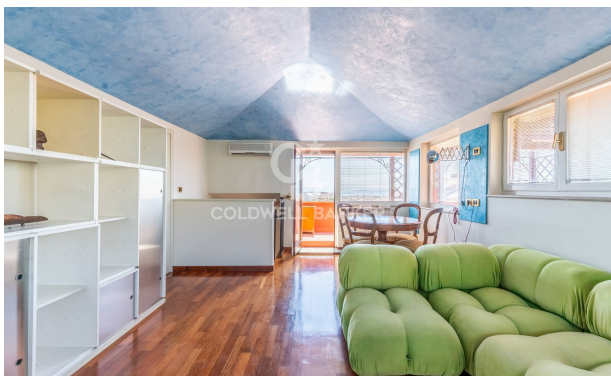


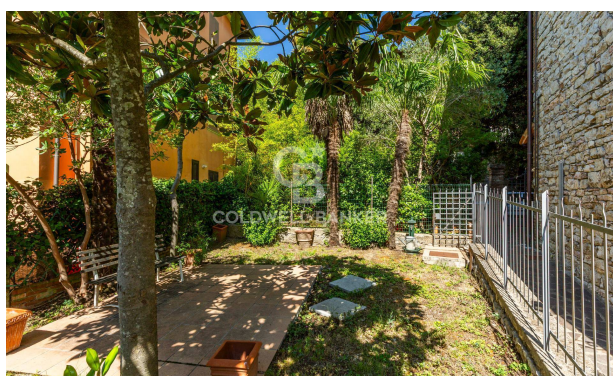
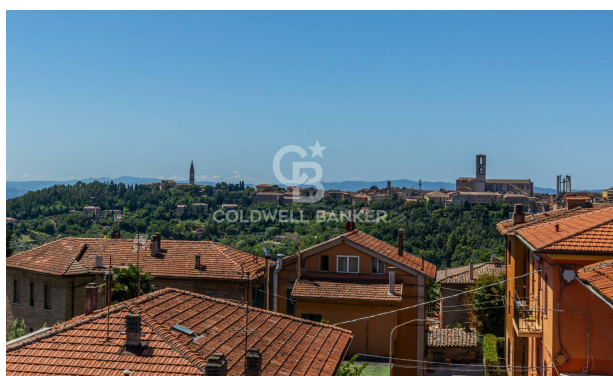
Municipal Offices / Town Halls

Images









**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**