

Semi-Detached House for Sell in Gubbio

📍 Via di Raggio, Perugia, 06024 (PG)

239.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION Five kilometers from Gubbio, in a quiet and well-connected area, we offer for sale a recently built detached portion with an entrance, garden, and private pool. **INTERNAL COMPOSITION** Built in the early 2000s, the property stands out for the quality of its finishes and the presence of all modern comforts. Spread over three levels for a total floor area of approximately 220 square meters, the house comprises the ground floor with an entrance hall, a guest bathroom, a laundry room, and a small hallway leading to a spacious and bright living room with a fireplace. Completing the level is a built-in kitchen with an oven and fireplace, seamlessly integrated with the dining room, which offers direct access to the outdoor space. On the same floor there is also a 42 m2 garage, ideal as a garage or storage room. The sleeping area is located on the first floor: a welcoming living room with access to the outside via a large terrace, and two bedrooms, both with ensuite bathrooms. The master bedroom, featuring custom-made furnishings, has a private terrace; the master bathroom, complete with a whirlpool tub and shower, opens onto a second terrace. The second floor houses a versatile room currently used as an attic, also equipped with a bathroom with bathtub. **STATE AND FINISHES** The building, earthquake-proof and made of reinforced concrete, guarantees maximum structural solidity. It features underfloor heating and a central vacuum system, ensuring living comfort in every room. The double-glazed wooden window frames ensure excellent thermal and acoustic performance, while the single-fired floors on the ground floor give way to parquet on the upper levels, creating a warm and welcoming atmosphere. **OUTDOOR SPACES** Outside, a well-kept 350 sq m garden surrounds the property. It features a lighting and irrigation system and a splendid, recently renovated 50 sq m private pool. A covered veranda offers a pleasant social space with direct access to the living area, perfect for enjoying moments outdoors in any season. **USE AND POTENTIAL** This property is the ideal solution for those who want to live in a quiet and well-served setting, without sacrificing the comforts and security of a modern residence, ready to be moved into without the need for renovations. **DISTANCES AND POSITIONS** Gubbio: 5 km Umbertide: 24 km Città di Castello: 46 km Perugia: 47 km Cesena: 146 km Rome: 221 km Florence: 165 km Bologna: 240 km **SEAS AND LAKES** Lake Trasimeno: 77 km Adriatic Sea: 88 km Tyrrhenian Sea: 223 km **MOTORWAYS** A1: 93 km **AIRPORTS** Perugia Sant'Egidio Airport: 47 km Rome Fiumicino Airport: 245 km Florence Airport: 176 km Bologna Airport: 241 km

Details

 Property ID: CBI160-2553-141	 Surface: 303.00 m²
 Rooms: 4	 Garden: Privato, 350 sqm
 Bathrooms: 4	 Energy Class: D
 Bedrooms: 2	

Property Features



Floor: 3



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: 303.00 m²



Rooms: 4



Bedrooms: 2



Bathrooms: 4



Kitchen: **Habitable**



Position: **Peripheral**



Shower: **Yes**



Parking space: **Uncovered**



Garage: **Single**



Garden: **Private, 350 sqm**



Fireplace: **Yes**



Safe: **Yes**



Swimming pool: **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



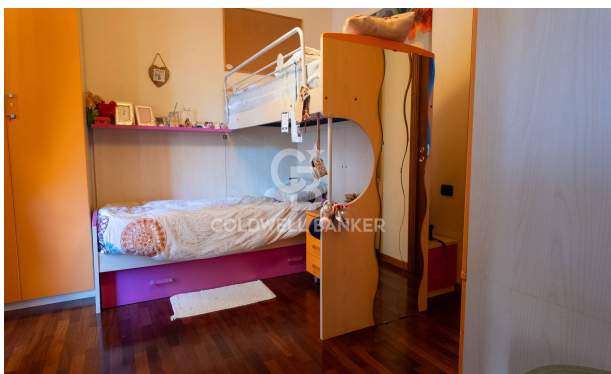
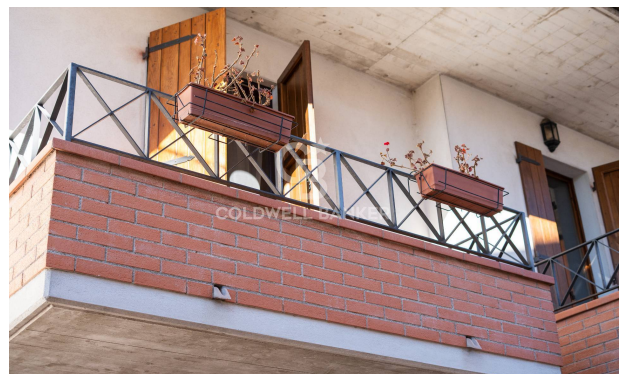
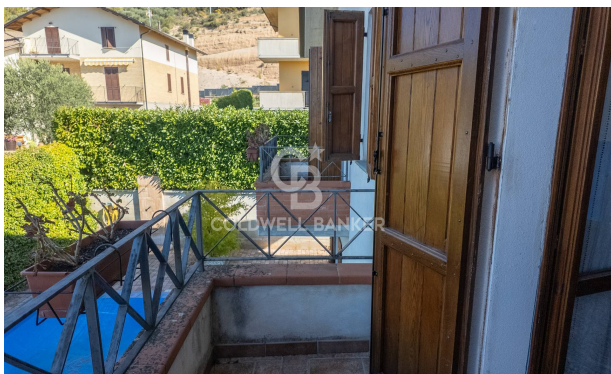
Shopping Centers



Municipal Offices / Town Halls

Images







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

