CB Best Properties
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Villa for Sell in Scheggia e Pascelupo

Via Manzoni Alessandro, Perugia, 06027 (PG)

395.000€

Contact info

CB Best Properties
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Description

PROPERTY DESCRIPTION

In a convenient, sunny location, immersed in the beautiful Monte Cucco Park, this elegant villa, designed with attention to every detail, combines comfort, technology, and style. The property is located a short distance from the charming historic center of Scheggia, just a few minutes' walk away, and offers all the main amenities: a bank, pharmacy, post office, restaurants, and various shops.

INTERNAL COMPOSITION

The villa is spread over three levels:
Ground floor/basement: large, fully finished multipurpose rooms with tiled floors and a fireplace. There's also a laundry room, central heating, cellars, and two spacious garages with electric shutters.
· First/ground floor: apartment comprising entrance hall, large living room with fireplace, dining area, kitchen, bedroom, study, bathroom, and a splendid veranda overlooking the private garden, ready for the installation of a swimming pool.
· Second/first floor: two bedrooms, both with private bathrooms and terraces with panoramic views.

STATE AND FINISHES

The villa, completed in 1989, was built with the highest quality materials: iroko wood window frames with double glazing, Biancone di Asiago stone floors, solid olive wood parquet, and terracotta floors. The home also features a centralized vacuum system with wall vents, solar panels for hot water, and a 15 kW photovoltaic system, boasting high annual output.

OUTDOOR SPACES

The garden, approximately 9,000 square meters, completely surrounds the property. A portion of the land is suitable for residential development, with sufficient space for an additional building. The exterior features a partial irrigation system, lighting, paved areas, and reinforced concrete retaining walls with built-in planters.

USE AND POTENTIAL

The villa is ideal as a private residence, potentially dividing it into two large units. Its prime location, within a protected park and close to the historic center, also makes it perfect for hospitality, further enhanced by its independent entrances.

DISTANCES AND POSITIONS
City
Gubbio 12 km
Assisi 55.9 km
Perugia 60.1 km
Rome 217 km
Florence 177 km

Sea and Lakes
· Lake Trasimeno 105 km
· Adriatic Sea 70.3 km
· Tyrrhenian Sea 251 km

Airports
Perugia Airport 54.3 km
Rome Airport 234 km
Florence Airport 221 km
Ancona Airport 85.1 km

Motorway
· E45 52.4 km

Details

Property ID: CBI160-2598-153

Surface: 440.00 m²

Rooms: 7

Garden: Privato, 9.000 sqm

Bathrooms: 4

Bedrooms: 5

Property Features

Floor: 3

Conservation status: Renovated

Current condition: Free upon deed

Surface: 440.00 m²

Rooms: 7

Bedrooms: 5

Bathrooms: 4

Kitchen: Exposed

Position: Peripheral

Shower: Yes

Garage: Double

Garden: Private, 9.000 sqm

Fireplace: 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

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