CB Best Properties
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Villa for Sell in Città di Castello

Vocalo Burgne, Perugia, 06012 (PG)

960.000€

Contact info

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Description

PROPERTY DESCRIPTION

Nestled in the authentic landscape of the Upper Tiber Valley, just minutes from Citt? di Castello and Monte Santa Maria Tiberina, this early 19th-century stone residence enchants with its history, atmosphere, and tranquility.
The property is divided into two main buildings, connected by internal courtyards and expertly maintained gardens, creating a harmonious and private whole, rich in charm and charm.
INTERNAL COMPOSITION

The main villa is spread over three levels, connected internally, for a total surface area of approximately 580 m2.
On the ground floor, a large living area welcomes guests with a bright lounge featuring a fireplace, a professional kitchen, and a magnificent antique oven, an authentic guardian of rural tradition.
The first floor hosts five generous double bedrooms, all with en-suite bathrooms, characterised by natural light and relaxing views of the surrounding greenery.
The attic floor offers additional living space: three bedrooms and a bathroom, ideal for guests, extended family, or staff.
At the rear of the villa is a 200-square-meter outbuilding: one section has already been renovated, comprising a living room with kitchen, two bedrooms, a bathroom, and a mezzanine; the other section is in an advanced state of repair, ready to be customized to suit your needs and taste.

OUTDOOR SPACES

The land, approximately 60,000 square meters, encompasses the property with a scenic, pristine pine forest and a productive olive grove with approximately 70 trees, which produce an excellent extra virgin olive oil.
The 14 x 7 m panoramic swimming pool, with a uniform depth of 1.40 m, is designed as an oasis of relaxation, perfect for enjoying nature and the open view of the landscape.

STATE AND FINISHES

In the early 2000s, the residence underwent a careful conservative restoration aimed at preserving its original architectural identity.
Antique terracotta floors, exposed wooden beams, and double-glazed windows define a warm, authentic, and enduring style.

USE AND POTENTIAL

A rare property, dedicated to those seeking tranquility, nature, and timeless charm.
Perfect as a private residence, it also lends itself to becoming a charming accommodation facility, boutique hotel, wellness retreat, or hospitality home.

DISTANCES AND POSITIONS

City

Citt? di Castello 10 km
Anghiari 19 km
Sansepolcro 20 km
Arezzo 38 km
Perugia 60 km
Florence 110 km

Sea and Lakes

Montedoglio Dam 25 km
Lake Trasimeno 70 km
Adriatic Sea 100 km

Airports
Perugia Airport 60 km
Florence Airport 110 km
Pisa Airport 190 km
Rome Airport 240 km

Details

Property ID: CBI160-2598-157

Surface: 780.00 m²

Rooms: 16

Bathrooms: 11

Energy Class: F

Bedrooms: 11

Property Features

Floor: 3

Conservation status: Good

Current condition: Free upon deed

Surface: 780.00 m²

Rooms: 16

Bedrooms: 11

Bathrooms: 11

Kitchen: Habitable

Position: Peripheral

Shower: Yes

Parking space: Uncovered

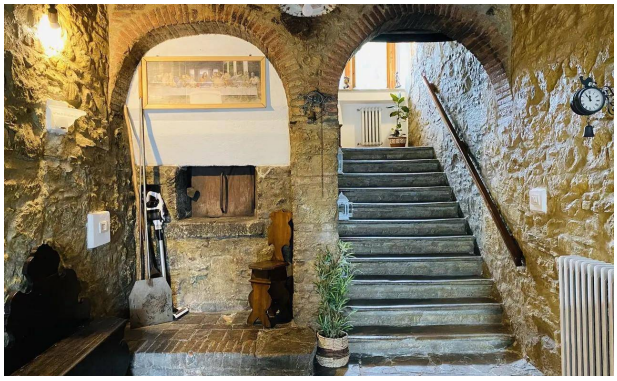
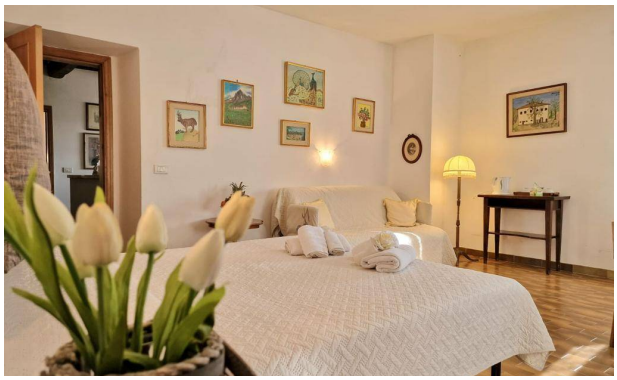
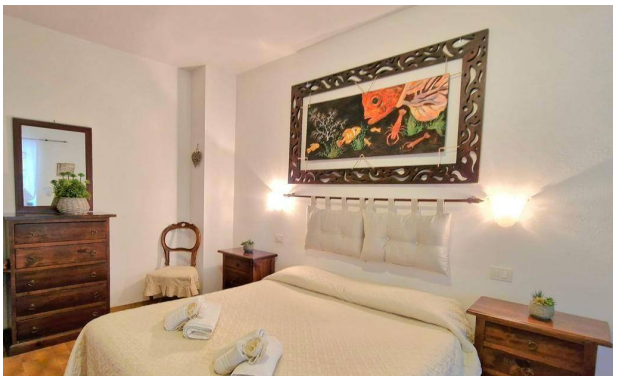
Garage: Shed

Garden: Private,

Fireplace: Yes

Swimming pool: 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

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