CB Best Properties
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Townhouse for Sell in Gubbio

Via Niccolò Machiavelli, Perugia, 06024 (PG)

250.000€

Contact info

CB Best Properties
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Description

PROPERTY DESCRIPTION

Close to the historic center, in one of the most quiet and sought-after areas, we offer for sale an elegant terraced villa, detached on three sides, located just steps from the park of the Church of Vittorina, an ideal spot for outdoor walks. The property enjoys a sunny and private location, yet is conveniently close to all major amenities.

INTERNAL COMPOSITION

The villa is spread over several levels, offering well-distributed spaces.
On the mezzanine floor we find a bright living room, an eat-in kitchen and two balconies with direct access to the two gardens.
The first floor houses the sleeping area with three bedrooms, two bathrooms, one with a whirlpool tub, and two comfortable balconies.
On the ground floor there is a second kitchen with fireplace, a living room, a bathroom/laundry room and a convenient garage.
The air-conditioned attic level includes two rooms and a bathroom, creating an independent and versatile space.

STATE AND FINISHES

The home stands out for its use of high-quality materials: the living area is finished with elegant treated terracotta floors, while the sleeping area features herringbone parquet flooring, lending warmth and refinement to the rooms. The internal wrought iron railing is enhanced by the presence of a convenient electric stairlift.

OUTDOOR SPACES

The manicured and functional gardens are equipped with lighting; the walkways have been harmoniously paved in stone, creating ideal spaces for relaxing outdoors.

HISTORICAL NOTES

The villa was built in 1986, using high-quality materials that guarantee its solidity and value over time.

USE AND POTENTIAL
An ideal solution for large families or those looking to live close to the historic center, in a private and completely independent setting. The property stands out for its versatile and independent spaces, easily adaptable, even partially, for professional use.

City
Gubbio 550 m
Â· Assisi 51.4 km
Perugia 50.4 km
Rome 215 km
Florence 198 km

Sea and Lakes
Â· Lake Trasimeno 84.5 km
Â· Adriatic Sea 79.9 km
Â· Tyrrhenian Sea 237 km

Airports
Perugia Airport 45.4 km
Rome Airport 242 km
Florence Airport 212 km

Motorway

Â· E45 41.9 km

Details

Property ID: CBI160-2598-161

Surface: 210.00 m²

Rooms: 5

Garden: Privato, 100 sqm

Bathrooms: 4

Energy Class: G

Bedrooms: 4

Property Features

Floor: On two levels

Conservation status: Excellent

Current condition: Free upon deed

Surface: 210.00 m²

Rooms: 5

Bedrooms: 4

Bathrooms: 4

Kitchen: Habitable

Position: Central

Balconies: Presente

Shower: Yes

Garage: Double

Garden: Private, 100 sqm

Fireplace: Yes

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