

Villa for Sell in Gubbio

📍 Via Castel d' Alfiolo, Perugia, 06024 (PG)

247.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

In the hamlet of Padule, within a tidy and quiet residential area, we offer for sale a detached villa built in the late 1970s, in excellent condition.

The property's location prioritizes convenience and functionality, ensuring quick access to the main services and surrounding areas, making it an ideal solution for those seeking a private setting without sacrificing practicality.

INTERNAL COMPOSITION

The property consists of two completely independent units, also connected by an internal staircase that provides access to the various levels of the house.

The first apartment, approximately 135 m2, comprises an entrance hall, eat-in kitchen, large living room with fireplace, three double bedrooms, a terrace, and two bathrooms.

The second apartment, located on the second floor and approximately 85 square meters, consists of a living room with kitchenette, two bedrooms, a bathroom, and a large terrace.

In the basement we find a large rustic kitchen with fireplace, laundry room with toilet.

The property includes a storage area, ideal for motorcycles or a compact car, and a large garage.

STATE AND FINISHES

The property retains its original finishes, offering interesting customization options according to your needs.

Of particular note is the presence of completely new internal fixtures and shutters, which contribute to improving living comfort.

The villa is built entirely of reinforced concrete, with brick facades, a solid construction typology appreciated over time.

The living room features a wood-burning and pellet-burning fireplace, which offers dual-use options, complemented by the methane heating system.

Each property is equipped with an independent boiler, ensuring independent management of consumption.

The features are completed by two heat pumps, installed in the living area and in one bedroom, ideal for summer cooling and as a supplement to heating.

OUTDOOR SPACES

The property is fully fenced and surrounded by a private garden. Adding to the property's appeal is a private well, which provides a free alternative to municipal water, ideal for both everyday use and for irrigating green spaces.

The garden is a perfect environment to enjoy in any season; an ideal space for relaxing outdoors, a play area, or for pet owners.

Private green space creates a harmonious balance between comfort, functionality, and livability, helping to increase the overall value of the property.

USE AND POTENTIAL

The villa is perfectly suited for use as a semi-detached house, ideal for two families, parents and children, or anyone wishing to maintain separate living spaces within the same property. At the same time, the layout allows one of the units to be rented out, offering an attractive investment opportunity. Thanks to its location, solid construction, generous spaces, and private outdoor areas, this property represents a complete solution, capable of effectively meeting current and future housing needs.

DISTANCES AND POSITIONS

City

Gubbio 3.8 km

Perugia 49 km

Assisi 50 km

Rome 212 km
Ancona 104 km
Fano 81.5 km
Florence 173 km
Bologna 242 km

Seas and Lakes

Adriatic Sea 95 km
Lake Trasimeno 85 km

Airport

Perugia 43 km
Rome Fiumicino 238 km
Florence 184 km

Highways

A1 97 km

Details



Property ID: CBI160-2598-164



Surface: 418.00 m²



Rooms: 9



Garden: Privato, 150 sqm



Bathrooms: 4



Bedrooms: 5

Property Features



Floor: 3



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **418.00 m²**



Rooms: 9



Bedrooms: 5



Bathrooms: 4



Kitchen: **Habitable**



Position: **Residential area**



Balconies: **Presente**



Shower: **Yes**



Garage: **Double**



Garden: **Private, 150 sqm**



Fireplace: **Yes**



Terrace: **Present**

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





