

Historical villa: for Sell in Sigillo

📍 Via Matteotti, Perugia, 06028 (PG)

670.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

In the heart of Umbria, just steps from the historic center of Sigillo, stands this elegant early 20th-century villa, nestled in a charming 4,500 square meter park. The property's Art Nouveau style is enhanced by exquisite handcrafted wood, wrought iron, and cast iron finishes. The property, expertly restored externally in the early 2000s, retains original stucco, 18th-century paintings, terracotta floors, wooden planks, and terrazzo tiles.

The property currently comprises two large apartments on the first and second floors. The first has recently been renovated, while the second requires renovation. The upper floor features three additional large rooms and a fully finished apartment. The ground floor boasts ample spaces, including a large living room with vaulted ceilings, a bathroom, a laundry room, a large garage, and additional storage rooms. All of these can be converted into living spaces or shared spaces such as a gym, spa, yoga room, or any other use.

INTERNAL COMPOSITION

First Floor: Master apartment with elegant entrance hall, large living room, eat-in kitchen, two spacious bedrooms, two bathrooms, and a walk-in closet. Some rooms feature 18th-century paintings. From the living room, a convenient staircase leads to the garden, allowing outdoor spaces to be used from the first floor as well. A large terrace of approximately 60 square meters is also available. Second Floor: Elegant apartment with two entrance halls, comprising a spacious living room with a centrally arched ceiling, kitchen, dining room, three bedrooms, a bathroom, two hallways, and a terrace. Third Floor: Apartment with living room, kitchen, two bedrooms, two bathrooms, and a mezzanine. Completely renovated with meticulous attention to detail. Three additional large rooms require renovation. Ground Floor: Splendid vaulted brick room, ideal as a tavern, kitchen with direct access to the garden, bathroom, laundry/ironing room, cellars, and garage.

ACCESSORY BUILDINGS

The property includes two additional buildings, currently used as warehouses. They offer a great opportunity to create a new residential unit of approximately 150 square meters or to use as a workshop, garage, or storage space.

STATE AND FINISHES

Most of the spaces have been meticulously renovated, preserving the original architectural details. The roof is completely new. The second floor, part of the attic, and part of the cellars require renovation.

USE AND POTENTIAL

This property could be used as a private residence or as a large guesthouse. Located near the historic center of Sigillo, an ancient village characterized by artisan and artist workshops, it is equipped with all necessary services. The area is home to many traditional products, from cheese to honey, olive oil, and wine. The area is also highly appreciated by nature lovers and outdoor sports enthusiasts thanks to its proximity to the Monte Cucco Regional Park, one of the few remaining beech forest parks in Europe. A picturesque, majestic, and unique natural setting, it is a popular destination for hang-gliding and paragliding. It is ideal for those who enjoy a quiet life while still enjoying the amenities of the nearby historic center.

DISTANCES AND POSITIONS

City

Gubbio 27.7 km

Assisi 49.6 km

Perugia 48.6 km

Todi 81.2 km

Rome 214 km

Florence 197 km

Sea and Lakes

- Lake Trasimeno 94.2 km
- Adriatic Sea 82.1 km

Airports

Perugia Airport 42.7 km

Rome Airport 240 km

Florence Airport 210 km

Motorway

- E45 40.6 km

Details



Property ID: CBI160-2598-165



Surface: 700.00 m²



Rooms: 16



Garden: Privato, 4.500 sqm



Bathrooms: 5



Bedrooms: 6

Property Features



Floor: 4



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: 700.00 m²



Rooms: 16



Bedrooms: 6



Bathrooms: 5



Kitchen: **Habitable**



Position: **Central**



Balconies: **Presente**



Shower: **Yes**



Parking space: **Uncovered**



Garage: **Shed**



Garden: **Private, 4.500 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







