



COLDWELL BANKER
ITALY

CB Best Properties

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Villa for Sell in Umbertide

📍 Via Migliorati, Perugia, PG

570.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

Nestled in the green heart of Italy, just steps from the historic center of Umbertide, we offer for sale a refined semi-detached villa with a modern, technological, and sustainable soul.

Built in 2012 and fully efficient in 2022, the property guarantees high standards of living comfort and extremely low energy consumption.

The location is one of the property's main strengths, combining tranquility and privacy with the convenience of the main services.

INTERNAL COMPOSITION

The interior spaces are distinguished by their brightness, elegance, and functionality, extending over three levels to offer large and perfectly distributed spaces.

The ground floor features a spacious living room with a fireplace, a spacious dining room, a fully equipped kitchen, and a comfortable guest bathroom.

The first floor houses the sleeping area, consisting of three bedrooms. The master suite features a walk-in closet and ensuite bathroom with a whirlpool tub, while the other two bedrooms, both with balconies, are served by an additional bathroom.

From the floor there is also access to a splendid panoramic terrace overlooking the garden and swimming pool. In the basement we find a large tavern with a second fireplace, a four-seater hot tub, a dedicated bathroom and a practical laundry area.

The property includes a large garage directly connected to the house, ideal both as a parking space and as storage space.

OUTDOOR SPACES

The villa is surrounded by a 1,000 m2 garden, completely fenced and carefully maintained.

The absolute protagonist of the outdoor spaces is the splendid swimming pool heated by a heat pump, which allows you to extend the bathing season.

Next to the pool is a five-seater outdoor hot tub, perfect for relaxing in complete privacy.

The convivial spaces are enhanced by a large covered porch complete with a wood-burning oven, barbecue, and sink, ideal for outdoor lunches and dinners all year round.

The entire property is served by the municipal aqueduct.

STATE AND FINISHES

The property is in excellent condition, the result of a recent energy requalification that involved the systems and the main technological equipment.

In terms of energy efficiency, the villa is equipped with a modern, high-efficiency hybrid boiler, complemented by solar thermal panels for domestic hot water production and a photovoltaic system that supports the methane gas supply, significantly reducing consumption and operating costs.

USES AND POTENTIAL

The property represents the ideal solution as a primary residence for a family wishing to live in a private setting without sacrificing proximity to amenities, or as a prestigious second home or as an investment aimed at the high-end tourist rental market, a segment increasingly sought after by both Italian and international clients.

DISTANCES AND POSITIONS

City

Gubbio 28 km
Città di Castello 24 km
Perugia 33 km
Cortona 40 km
Assisi 46 km
Florence 137 km

Sea and Lakes

Lake Trasimeno 62 km
Adriatic Sea 124 km

Airports

Perugia Airport 32 km
Pisa Airport 217 km
Florence Airport 150 km
Rome Airport 230 km

Details



Property ID: CBI160-2598-203



Surface: 230.00 m²



Rooms: 4



Garden: Privato, 1.000 sqm



Bathrooms: 4



Energy Class: A2



Bedrooms: 3

Property Features



Floor: 3



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: 230.00 m²



Rooms: 4



Bedrooms: 3



Bathrooms: 4



Kitchen: **Habitable**



Position: **Central**



Balconies: **Presente**



Shower: **Yes**



Garage: **Shed**



Garden: **Private, 1.000 sqm**



Fireplace: **Yes**



Swimming pool: **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







