



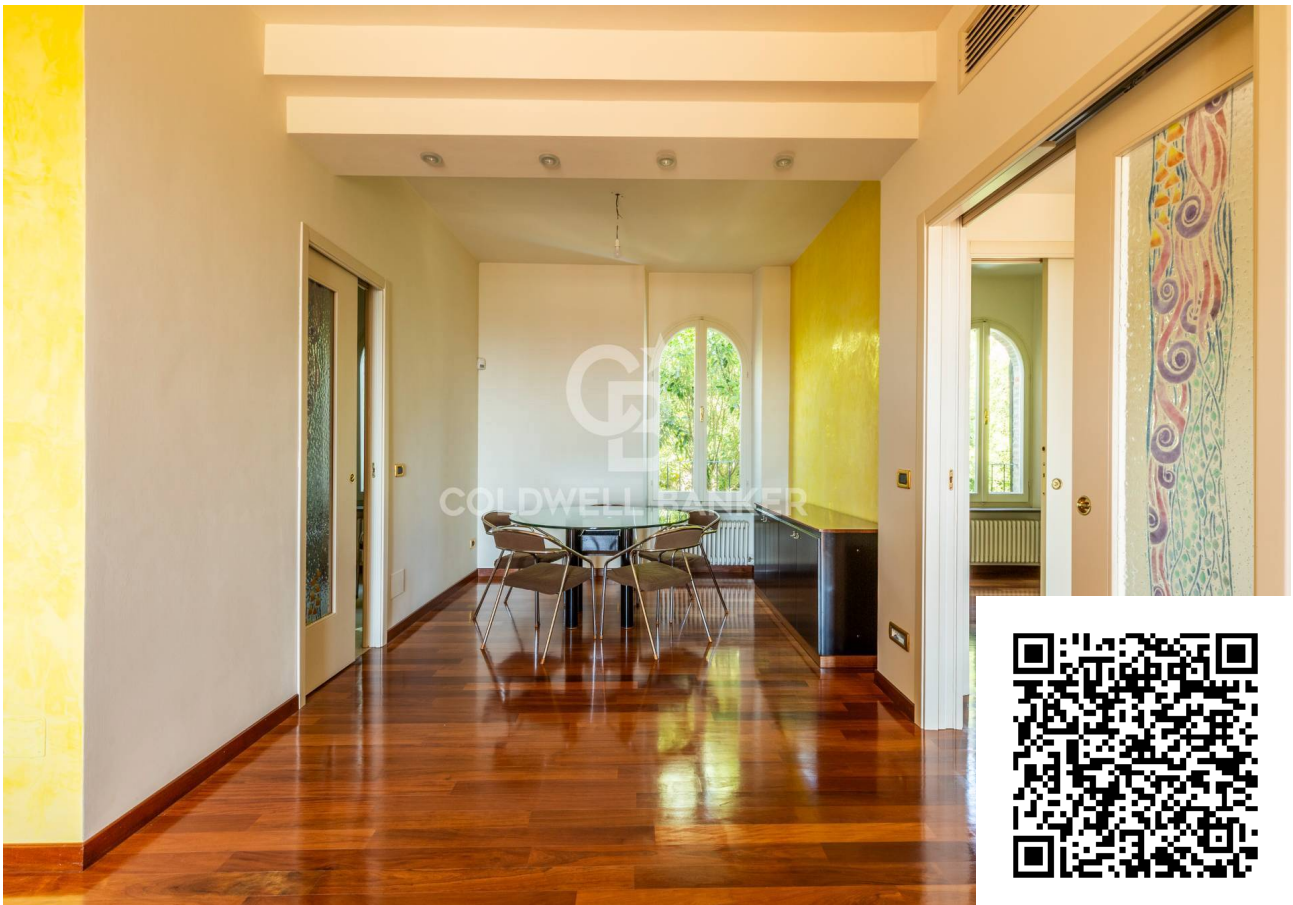
COLDWELL BANKER
BEST PROPERTIES

Coldwell Banker Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
P.IVA e C.F.: 03833500543
Tel.: 075 3759488

Apartment for Sell in Perugia - Area: Montelucente

📍 Via Fra' Bevignate, Perugia, 06122 (PG)

550.000€



Contact info



Coldwell Banker Best Properties

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Description

An Art Nouveau jewel with a panoramic terrace

Nestled in the timeless charm of a 1922 Art Nouveau building, expertly restored to enhance its authentic beauty, this 140 sq m apartment, spread over two levels (the second and third floors), is a unique residence, combining history and modernity.

Upon entering the entrance, you immediately sense a warm and bright atmosphere: the spaces, designed with attention to every detail, are enhanced by a large living area overlooking the bright kitchen furnished with Salvarani furniture. The living area leads to the sleeping area through a sliding door with Klimt-style glass panels, which opens onto two bedrooms, true havens of tranquility. The master bedroom leads to a balcony that is a small architectural gem: the elegant stone balustrades, typical of Art Nouveau, offer refined views and plays of light that enhance the space. The large bathroom in this area features a whirlpool tub. The spacious and welcoming living area invites conviviality and relaxation. The entire apartment is adorned with Cabrewa parquet floors and equipped with air conditioning, ensuring comfort in any season.

A dramatic wooden staircase by Mobirolo leads to the attic: a versatile and evocative space, ideal as a study, creative space, or private nook. Here, we find B&B Camaleonde sofas and Fontana Arte lamps. There's an additional bathroom, finished with Grohe faucets, and a small but functional closet. The attic leads to the panoramic terrace, a place suspended between the sky and the city, perfect for admiring enchanting sunsets and enjoying unforgettable evenings.

On the ground floor, a finely finished storage room with a water reserve system completes the property: an ideal space for a relaxation area, study, or atelier, just steps from the private garden, equipped with a 3,500-liter underground irrigation tank. A serene green haven that further enhances the privilege of living in this residence.

A rare property, where the charm of tradition blends harmoniously with contemporary comfort: the perfect balance of style, history, and quality of life.

Details

 Property ID: CBI134-1917-208	 Surface: 162.00 m²
 Rooms: 5	 Garden: Privato, 50 sqm
 Bathrooms: 2	 Energy Class: F
 Bedrooms: 2	

Property Features



Floor: On two levels



Conservation status: Renovated



Current condition: Free upon deed



Surface: 162.00 m²



Rooms: 5



Bedrooms: 2



Bathrooms: 2



Kitchen: Habitable



Position: Central



Balconies: Presente



Shower: Yes



Garden: Private, 50 sqm



Fireplace: Yes



Safe: 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

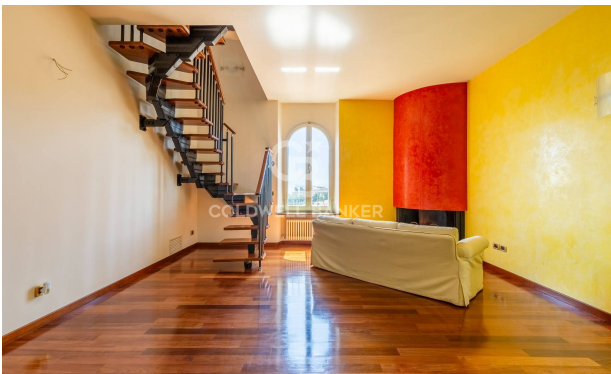
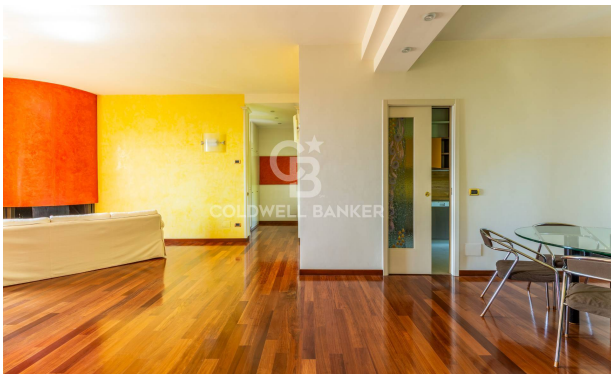
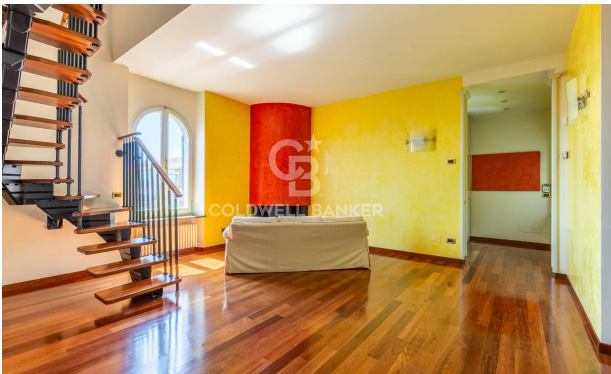
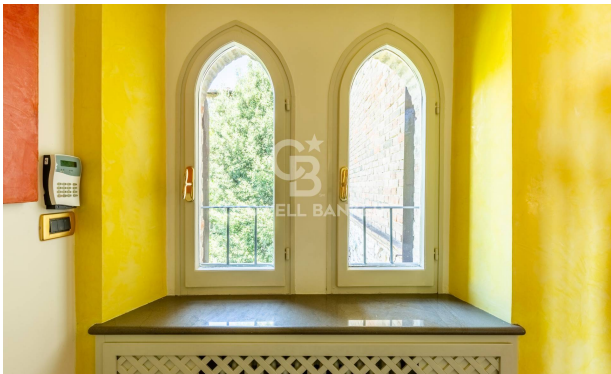
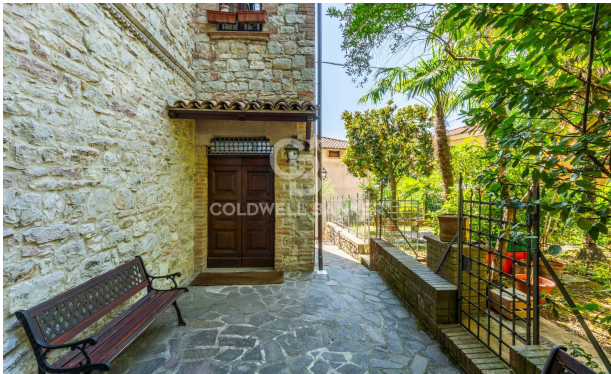


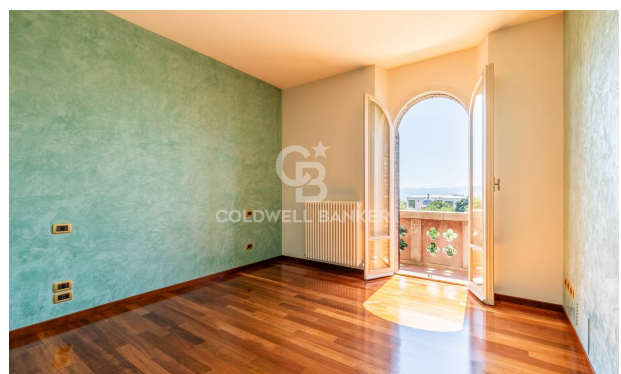
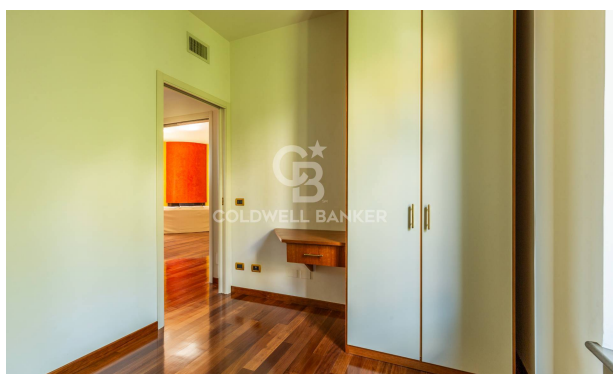
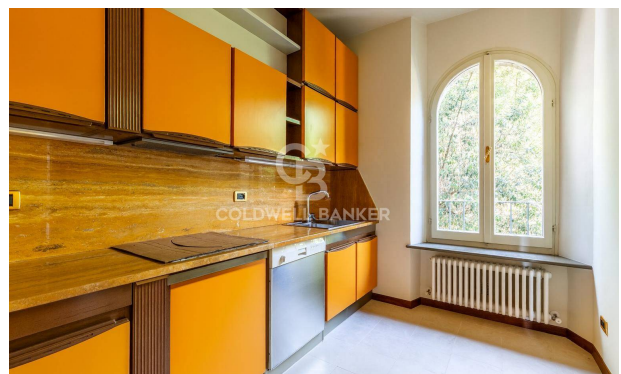
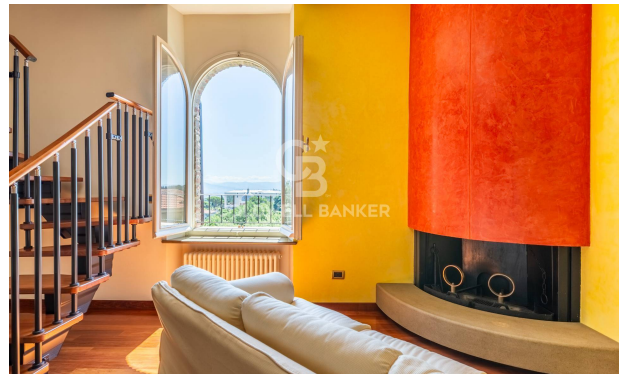
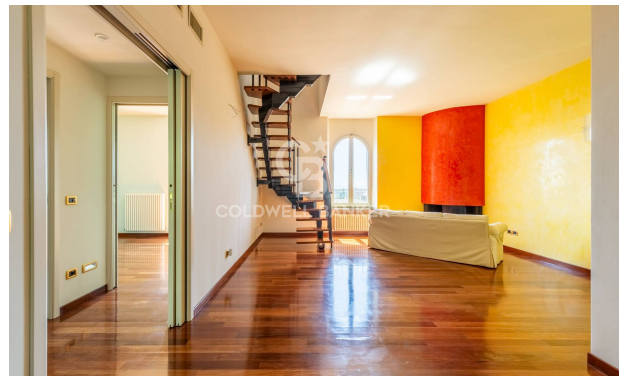
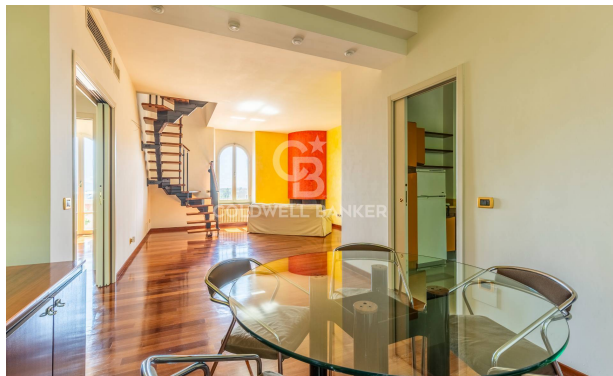
Shopping Centers



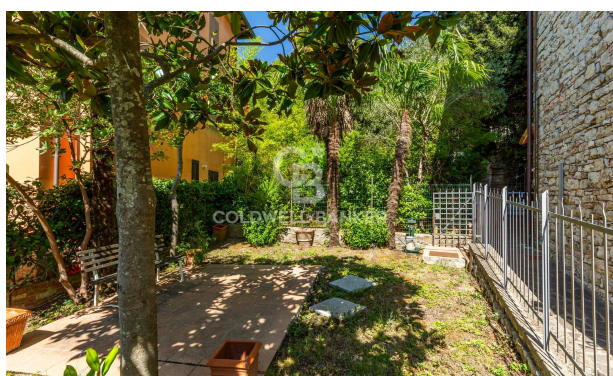
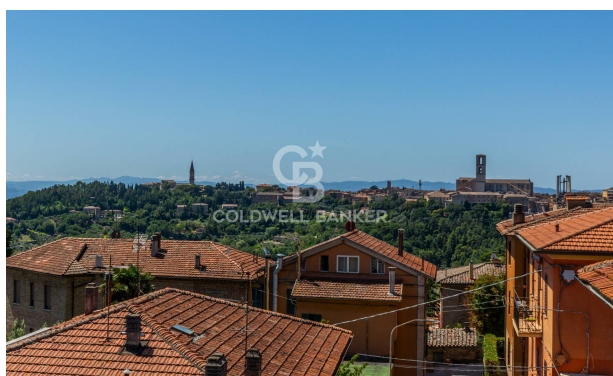
Municipal Offices / Town Halls

Images









**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**