



COLDWELL BANKER
BEST PROPERTIES

Coldwell Banker Best Properties
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Villa for Sell in Città di Castello

Località Montarnato, Perugia, 06012 (PG)

780.000€



Contact info



Coldwell Banker Best Properties

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Description

PROPERTY DESCRIPTION

Elegant, modern villa located in Città di Castello, spread over three levels and nestled in a quiet, private, and panoramic setting. The property is surrounded by a large private garden of approximately 3,500 square meters, ensuring privacy, tranquility, and splendid views of the surrounding landscape. The contemporary architecture, characterized by clean lines and large windows, creates a pleasant connection between the interior and exterior spaces, enhancing natural light and offering welcoming and functional spaces.

INTERNAL COMPOSITION

The villa extends over three well-arranged levels. On the ground floor, there's a spacious open-plan living area consisting of a bright living room, an open-plan kitchen, and a dining area, designed to create a convivial and modern space. This level also includes a convenient pantry and a guest bathroom. A large window leads directly to the outside, allowing natural light to flood the rooms, creating a visual and functional connection with the garden.

The sleeping area is on the first floor, consisting of three large double bedrooms and a large bathroom with a whirlpool tub, ideal for relaxing moments.

On the second and top floor is a spacious open-plan attic of approximately 90 square meters, an extremely versatile space that can be used as a fourth bedroom or divided into two additional bedrooms with bathrooms, offering interesting customization options based on your living needs.

STATE AND FINISHES

The villa has recently been renovated both internally and externally and is in excellent condition. The home is equipped with a modern, high-efficiency pellet boiler, underfloor heating, and new PVC windows and doors, solutions that ensure living comfort, energy efficiency, and a high level of quality.

OUTDOOR SPACES

The comfortable, semi-flat garden is the ideal space for relaxing and convivial outdoor living. The green area features a barbecue and a brick wood-fired oven, perfect for entertaining family and friends outdoors, and is adorned with numerous tall trees, olive trees, and fruit trees.

A short distance from the house there is also the possibility of building a swimming pool, in a particularly favorable position for exposure to the sun and with a splendid view of the surrounding landscape.

USE AND POTENTIAL

Thanks to its architectural features, generous spaces, and panoramic yet easily accessible location, the property is ideal as both a primary residence and a second home, ideal for those wishing to live or spend relaxing periods immersed in the tranquility of the Umbrian countryside without giving up the amenities of the city.

Details



Property ID: CBI134-2230-251



Surface: 300.00 m²



Rooms: 7



Garden: Privato, 3.500 sqm



Bathrooms: 2



Bedrooms: 4

Property Features



Floor: **Building**



Conservation status: **Renovated**



Current condition: **Free upon deed**



Surface: **300.00 m²**



Rooms: **7**



Bedrooms: **4**



Bathrooms: **2**



Kitchen: **Exposed**



Balconies: **Presente**



Shower: **Yes**



Garden: **Private, 3.500 sqm**



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







