Gestim

CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
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Semi-Detached House for Sell in Gubbio

Via di Raggio, Perugia, 06024 (PG)

239.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION Five kilometers from Gubbio, in a quiet and well-connected area, we offer for sale a recently built detached portion with an entrance, garden, and private pool. INTERNAL COMPOSITION Built in the early 2000s, the property stands out for the quality of its finishes and the presence of all modern comforts. Spread over three levels for a total floor area of approximately 220 square meters, the house comprises the ground floor with an entrance hall, a guest bathroom, a laundry room, and a small hallway leading to a spacious and bright living room with a fireplace. Completing the level is a built-in kitchen with an oven and fireplace, seamlessly integrated with the dining room, which offers direct access to the outdoor space. On the same floor there is also a 42 m2 garage, ideal as a garage or storage room. The sleeping area is located on the first floor: a welcoming living room with access to the outside via a large terrace, and two bedrooms, both with ensuite bathrooms. The master bedroom, featuring custom-made furnishings, has a private terrace; the master bathroom, complete with a whirlpool tub and shower, opens onto a second terrace. The second floor houses a versatile room currently used as an attic, also equipped with a bathroom with bathtub. STATE AND FINISHES The building, earthquake-proof and made of reinforced concrete, guarantees maximum structural solidity. It features underfloor heating and a central vacuum system, ensuring living comfort in every room. The double-glazed wooden window frames ensure excellent thermal and acoustic performance, while the single-fired floors on the ground floor give way to parquet on the upper levels, creating a warm and welcoming atmosphere. OUTDOOR SPACES Outside, a well-kept 350 sq m garden surrounds the property. It features a lighting and irrigation system and a splendid, recently renovated 50 sq m private pool. A covered veranda offers a pleasant social space with direct access to the living area, perfect for enjoying moments outdoors in any season. USE AND POTENTIAL This property is the ideal solution for those who want to live in a quiet and well-served setting, without sacrificing the comforts and security of a modern residence, ready to be moved into without the need for renovations. DISTANCES AND POSITIONS Gubbio: 5 km Umbertide: 24 km Città di Castello: 46 km Perugia: 47 km Cesena: 146 km Rome: 221 km Florence: 165 km Bologna: 240 km SEAS AND LAKES Lake Trasimeno: 77 km Adriatic Sea: 88 km Tyrrhenian Sea: 223 km MOTORWAYS A1: 93 km AIRPORTS Perugia Sant’Egidio Airport: 47 km Rome Fiumicino Airport: 245 km Florence Airport: 176 km Bologna Airport: 241 km

Details

- Property ID: CBI160-2553-141
- Surface: 303.00 m²
- Rooms: 4
- Garden: Privato, 350 sqm
- Bathrooms: 4
- Energy Class: D
- Bedrooms: 2

Property Features

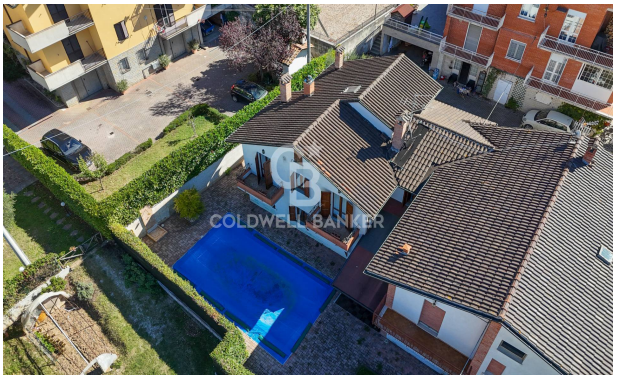
- Floor: 3
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 303.00 m²
- Rooms: 4
- Bedrooms: 2
- Bathrooms: 4
- Kitchen: Habitable
- Position: Peripheral
- Shower: Yes
- Parking space: Uncovered
- Garage: Single
- Garden: Private, 350 sqm
- Fireplace: Yes
- Safe: Yes
- Swimming pool: Yes
- Terrace: Present
- Parquet : Yes

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


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