CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
P.IVA e C.F.: 03833500543
Tel.: (+39) 075 9276639

Villa for Sell in Vallo di Nera - Area: Vallo di Nera

Località Pratale, Perugia, 06040 (PG)

600.000€

Contact info

CB Best Properties
Claudia Lucan

Phone: +39 075 9276639
Email: claudia.lucan@cbitaly.it

Description

PROPERTY DESCRIPTION

In a dominant and private hilltop position, just minutes from Spoleto, this detached villa represents a perfect balance between Umbrian tradition and innovation.
The newly built property stands out for its high standards of energy efficiency and living comfort, offering modern spaces designed for sustainable and functional living.
Immersed in the quiet countryside, the villa enjoys a privileged exposure and an open view of the surrounding landscape, ensuring an atmosphere of absolute privacy without sacrificing the convenience of services.

INTERNAL COMPOSITION

The property is spread over two levels with a total surface area of approximately 265 m2 and is currently divided into two independent residential units, an ideal solution for accommodating families or guests.
On the ground floor, a porch overlooking the garden leads to the living area, comprising a living room, kitchen, hallway, two double bedrooms, and a bathroom, for a total floor area of approximately 63 square meters. On the same level, there are also two large 76 square meter rooms, offering interesting possibilities for expanding the living area, as well as a utility room.
The first floor, accessed via an external staircase, opens onto a further porch and a panoramic terrace, ideal for relaxing al fresco. This floor also comprises a second living unit, also approximately 63 square meters, comprising a living room, kitchen, hallway, two double bedrooms, and a bathroom, perfectly independent and functional.

OUTDOOR SPACES

The property is surrounded by approximately 22 hectares of mostly hilly land, enhancing the sense of space, freedom, and connection with nature. The landscape, typical of authentic Umbria, lends itself perfectly to the creation of a panoramic swimming pool, from which to enjoy views of the surrounding hills.

STATE AND FINISHES

The construction was carried out with particular attention to quality and sustainability, with modern systems and technologies that ensure high efficiency standards. The presence of a photovoltaic system, solar thermal energy, and heat pumps allows for optimal energy management, allowing the property to achieve an A4 energy efficiency rating, the highest available.
The triple-glazed wooden window frames ensure thermal and acoustic insulation, while the exterior of the villa boasts traditional charm thanks to the typical Umbrian stone finishes combined with the plaster.

USE AND POTENTIAL

This property represents a rare opportunity for those seeking an exclusive location, surrounded by nature yet easily accessible. Its current layout and large plot make it particularly versatile, perfect both as a private residence and as a guesthouse.

DISTANCES AND POSITIONS

City
Spoleto 17 km
Montefalco 33 km
Foligno 37 km
Terni 40 km
Assisi 55 km
Perugia 72 km
Rome 147 km
Florence 218 km

Sea and Lakes
Lake Trasimeno 117 km
Lake Bolsena 120 km

Airports
Perugia Airport 64 km
Rome Airport 176 km
Florence Airport 230 km

Details

Property ID: CBI160-2597-175

Surface: 265.00 m²

Rooms: 12

Bathrooms: 2

Energy Class: A4

Bedrooms: 4

Property Features

Floor: On two levels

Conservation status: Excellent

Current condition: Free upon deed

Surface: 265.00 m²

Rooms: 12

Bedrooms: 4

Bathrooms: 2

Kitchen: Habitable

Position: Peripheral

Balconies: Presente

Shower: Yes

Garage: Shed

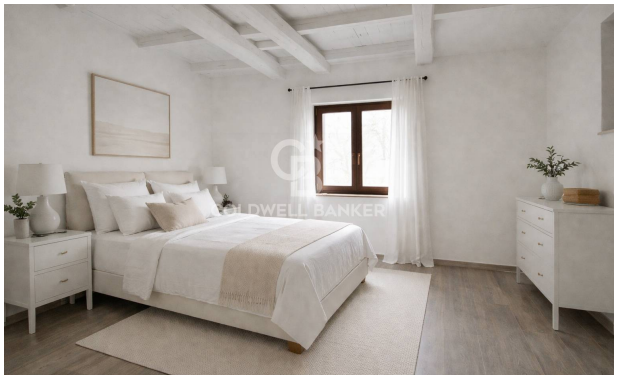
Garden: Private,

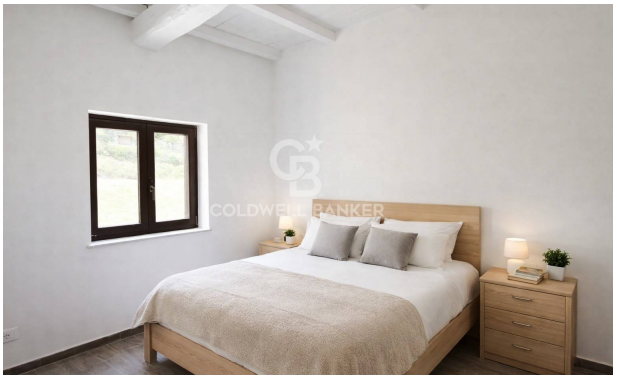
Fireplace: Yes

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





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