

Villa for Sell in Scheggia e Pascelupo

📍 Via Manzoni Alessandro, Perugia, 06027 (PG)

395.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

In a convenient, sunny location, immersed in the beautiful Monte Cucco Park, this elegant villa, designed with attention to every detail, combines comfort, technology, and style. The property is located a short distance from the charming historic center of Scheggia, just a few minutes' walk away, and offers all the main amenities: a bank, pharmacy, post office, restaurants, and various shops.

INTERNAL COMPOSITION

The villa is spread over three levels:

Ground floor/basement: large, fully finished multipurpose rooms with tiled floors and a fireplace. There's also a laundry room, central heating, cellars, and two spacious garages with electric shutters.

Â· First/ground floor: apartment comprising entrance hall, large living room with fireplace, dining area, kitchen, bedroom, study, bathroom, and a splendid veranda overlooking the private garden, ready for the installation of a swimming pool.

Â· Second/first floor: two bedrooms, both with private bathrooms and terraces with panoramic views.

STATE AND FINISHES

The villa, completed in 1989, was built with the highest quality materials: iroko wood window frames with double glazing, Biancone di Asiago stone floors, solid olive wood parquet, and terracotta floors. The home also features a centralized vacuum system with wall vents, solar panels for hot water, and a 15 kW photovoltaic system, boasting high annual output.

OUTDOOR SPACES

The garden, approximately 9,000 square meters, completely surrounds the property. A portion of the land is suitable for residential development, with sufficient space for an additional building. The exterior features a partial irrigation system, lighting, paved areas, and reinforced concrete retaining walls with built-in planters.

USE AND POTENTIAL

The villa is ideal as a private residence, potentially dividing it into two large units. Its prime location, within a protected park and close to the historic center, also makes it perfect for hospitality, further enhanced by its independent entrances.

DISTANCES AND POSITIONS

City

Gubbio 12 km

Assisi 55.9 km

Perugia 60.1 km

Rome 217 km

Florence 177 km

Sea and Lakes

Â· Lake Trasimeno 105 km

Â· Adriatic Sea 70.3 km

Â· Tyrrhenian Sea 251 km

Airports

Perugia Airport 54.3 km

Rome Airport 234 km

Florence Airport 221 km

Ancona Airport 85.1 km

Motorway

Â· E45 52.4 km

Details

 Property ID: CBI160-2598-153	 Surface: 440.00 m²
 Rooms: 7	 Garden: Privato, 9.000 sqm
 Bathrooms: 4	 Bedrooms: 5

Property Features

 Floor: 3	 Conservation status: Renovated
 Current condition: Free upon deed	 Surface: 440.00 m²
 Rooms: 7	 Bedrooms: 5
 Bathrooms: 4	 Kitchen: Exposed
 Position: Peripheral	 Shower: Yes
 Garage: Double	 Garden: Private, 9.000 sqm
 Fireplace: 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





