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ITALY

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Chalet for Sell in Foligno

📍 Via Borroni Loc. Tenne, Perugia, 06034 (PG)

430.000€



Contact info



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Description

There are houses that are inhabited.
And then there are houses that mark a new chapter.

LA FENICE was born with this philosophy: a residential project consisting of two independent, two-story villas, designed to offer quality construction, energy efficiency, and a comfortable, harmonious everyday experience. All this in an exclusively residential setting, surrounded primarily by villas and cottages, quiet yet perfectly serviced.

Cottage “B” stands out for its generous spaces and extremely rational internal layout. On the ground floor, approximately 59 square meters welcome an entrance hall leading to the living area, where the living room and kitchen seamlessly interconnect. The study offers a private and versatile space, while a bathroom, hallway, and closet complete the level with functionality and order. The approximately 16 square meter porch becomes a true extension of the living space: a place for outdoor dining, relaxing, or entertaining friends in warmer weather.

Upstairs, approximately 56 square meters accommodate three bedrooms and two bathrooms, thoughtfully arranged for everyday comfort. The three terraces, totaling approximately 45 square meters, amplify the light and offer open views, creating a constant connection between interior and exterior. The private front and rear gardens ensure privacy and independence, while a 17 square meter garage completes the property. The 5.4 kW photovoltaic system contributes significantly to the home’s efficiency and sustainability.

Cottage “C” offers an equally modern and functional solution. On the ground floor, approximately 47 square meters accommodate the entrance hall, living room, kitchen, and bathroom in bright and well-organized spaces. Upstairs, three bedrooms and two bathrooms are designed to comfortably accommodate family life. The two terraces, totaling approximately 24 square meters, offer wonderful outdoor spaces, while the large surrounding garden represents a real added value: a versatile space, also perfect for the construction of a private pool. Here too, the presence of a 4.5 kW photovoltaic system confirms the focus on sustainability.

Both villas are built in full compliance with earthquake-proof criteria and have an Energy Class A4+ rating, with ARPA Class B environmental certification. Underfloor heating and cooling, a heat pump, and provisions for an air exchanger, burglar alarm, video surveillance, and an electric car charging station convey a home designed for the future, capable of ensuring living comfort and energy savings over time.

LA FENICE is more than a new construction site. It’s a quality choice, a space that combines technology and warmth, independence and sustainability. It’s a place where every day can truly begin again.

Details

 Property ID: CBI196-3021-86	 Surface: 130.00 m²
 Rooms: 5	 Bathrooms: 2
 Energy Class: A4	 Bedrooms: 3

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Under construction**



Surface: **130.00 m²**



Rooms: **5**



Bedrooms: **3**



Bathrooms: **2**



Kitchen: **Habitable**



Position: **Semi-central**



Shower: **Yes**



Parking space: **Uncovered**



Garage: **Single**



Garden: **Private,**



Terrace: **Present**

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



