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Ref. 2413 – **VILLA SAN GIUSTINO**

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## **PERIOD VILLA WITH PARK FOR SALE IN SAN GIUSTINO, UMBRIA**

**San Giustino – Perugia – Umbria**

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**Interiors**  
935 sqm

**Bedrooms**  
6+

**Bathrooms**  
3+

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**Park**  
16,180 sqm

In an open and sunny position, not far from the village of San Giustino, manorial villa with park for sale. The building (861 sqm), in good structural condition, consists of numerous rooms (many of which need to be renovated and finished) that would allow the villa to be divided into various apartments that could be used either as private homes or as rental units. The 16,000-sqm park surrounding the villa is dotted with mature trees and could easily accommodate a swimming pool.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2413 – VILLA SAN GIUSTINO

**TYPE:** manorial villa

**CONDITIONS:** habitable

**LOCATION:** open and sunny

**ACCESS:** excellent

**INTERIORS:** 935 square meters (10,060 square feet)

**TOTAL ROOMS:** 40

**BEDROOMS:** 6+

**BATHROOMS:** 3+

**ANNEXES:** storages

**MAIN FEATURES:** stone and brick walls, wooden beams, original terracotta floors, *graniglia*, historic cellars, vaulted ceilings, loggia, wooden fixtures, garden, possibility of building a pool, agricultural storages

**LAND:** 1.6 hectares (4.0 acres)

**GARDEN:** yes, with centuries-old-trees

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private wells

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

San Giustino (2km; 2'), Sansepolcro (7km; 10'), Città di Castello (11km; 10'), Anghiari (16km; 20'), Monte Santa Maria Tiberina (21km; 25'), Umbertide (33km; 25'), Cortona (51km; 1h), Tuoro sul Trasimeno (56km; 1h), Gubbio (60km; 50'), Perugia (62km; 50'), Deruta (77km; 1h), Montepulciano (84km; 1h 20'), Todi (105km; 1h 15'), Siena (107km; 1h 30'), Florence (110km; 1h 35'), Orvieto (140km; 1h 45'), Rome (230km; 2h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (62km; 45'), Forlì L. Ridolfi (108km; 1h 30'), Firenze A. Vespucci (130km; 1h 40'), Rimini F. Fellini (138km; 1h 45'), Ancona R. Sanzio (166km; 2h), Bologna G. Marconi (184km; 2h 10'), Pisa G. Galilei (191km; 2h 20'), Roma Ciampino (243km; 2h 40'), Roma Fiumicino (257km; 2h 45')



## VILLA SAN GIUSTINO

In an open and sunny position, not far from the village of **San Giustino**, **manorial villa** with park for sale. The building (861 sqm), in good structural condition, consists of numerous rooms (many of which need to be renovated and finished) that would allow the villa to be divided into various apartments that could be used either as private homes or as rental units. The **16,000-sqm park** surrounding the villa is dotted with mature trees and could easily accommodate a swimming pool.

Basic services are available in the nearby town (2km; 2') while for other amenities one only needs to reach **Sansepolcro** (7km; 10') or **Città di Castello** (11km; 10') where there are shopping malls, secondary services and two hospitals. The very convenient location on the border between Umbria and Tuscany also makes it possible to visit many of the best-known art cities of the two regions (Anghiari, Perugia, Florence, Siena, Cortona, Deruta...). In this regard, the property's proximity to the junction of the **E45 motorway** from Orte to Ravenna is very significant.

## DESCRIPTION OF THE BUILDINGS

The **villa** (861 sqm – 9,264 sqft, 6 bedrooms and 3 bathrooms) is a stately country building structured on three floors above ground. The lower level is entirely occupied by stables, storerooms and cellars as is typical of these buildings. The upper floors are occupied by what was once the lord's residence. The house has numerous living rooms, secondary rooms, two kitchens, six bedrooms and three bathrooms, with the possibility of dividing the building into several units with independent access from the outside.

The structure is in good structural condition and is habitable; however, the systems are rather dated and no longer in line with today's standards and would need a complete overhaul to improve the building's energy efficiency.

The property is completed by various **storages** and **stables** (74 sqm – 796 sqft in total) which are currently used to shelter tools and instruments for garden maintenance.

## EXTERIORS

The villa is surrounded by a **park of 16,180-sqm** dotted with mature trees and laid out entirely on the plain. The outdoor space is also sufficient for the construction of a swimming pool.

The trees surrounding the house also ensures privacy and shelter from any noise that might come from the road, even though the property is situated in a quiet location and is not affected by noise.







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