



Ref. 2440 – VILLA GINESTRA

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## MODERN VILLA WITH PARK FOR SALE IN UMBRIA, UMBERTIDE

Umbertide – Perugia – Umbria

**VIEW ON OUR WEBSITE**



**Interiors**  
260 sqm

**Bedrooms**  
3

**Bathrooms**  
3

**Park**  
34,800 sqm

In a hilly position, a short distance from a small town with all amenities, modern villa with park for sale. The building (196 sqm) is in good condition, already habitable, and houses three bedrooms and three bathrooms, as well as a basement garage (64 sqm). The park surrounding the villa covers approximately 34,800 sqm and is fully fenced.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2438 – VILLA GINESTRA

**TYPE:** villa with land

**CONDITIONS:** habitable

**LOCATION:** hilly, walking distance from a town

**ACCESS:** unpaved road (600 m)

**INTERIORS:** 260 square meters (2,797 square feet)

**TOTAL ROOMS:** 6

**BEDROOMS:** 3

**BATHROOMS:** 3

**ANNEXES:** garage

**MAIN FEATURES:** ceramic and parquet flooring, wooden beams, fireplace, wooden staircase, porch, brick arches, paved terrace, underground garage, park

**TOTAL LAND:** 34,800 hectares (8.6 acres)

**GARDEN:** yes, well maintained and fenced

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** Consortium aqueduct + private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Town with amenities (600m; 4'), Umbertide (11km; 12'), Città di Castello (13km; 15'), Monte Santa Maria Tiberina (17km; 30'), Sansepolcro (32km; 35'), Anghiari (39km; 40'), Passignano sul Trasimeno (41km; 55'), Cortona (45km; 1h), Arezzo (55km; 1h), Perugia (56km; 50'), Assisi (66km; 55'), Montepulciano (71km; 1h 25'), Todi (92km; 1h 10'), Montefalco (92km; 1h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (49km; 40'), Firenze A. Vespucci (148km; 2h), Ancona R. Sanzio (152km; 1h 55'), Grosseto C. Baccarini (194km; 2h 35'), Bologna G. Marconi (207km; 2h 25'), Pisa G. Galilei (209km; 2h 40'), Roma Ciampino (230km; 2h 35'), Roma Fiumicino (245km; 2h 40')



## VILLA GINESTRA

In a hilly position, a short distance from a small town with all amenities, **modern villa** with **park** for sale. The building (196 sqm) is in good condition, already habitable, and houses three bedrooms and three bathrooms, as well as a **basement garage** (64 sqm). The park surrounding the villa covers approximately 34,800 sqm and is fully fenced.

The basic amenities are all available in the nearby village (less than one kilometer, which can also be reached on foot) and the towns of **Umbertide** and **Città di Castello** are approximately ten minutes away by car. The location of the property is also very convenient for visiting most of the art cities of **Umbria** and **Tuscany** in just over an hour (Anghiari, Cortona, Montepulciano, Assisi, Todi...).

### DESCRIPTION OF THE BUILDINGS

The **villa** (196 sqm – 2,109 sqft, 3 bedrooms and 3 bathrooms) is laid over two levels. On the ground floor is the living area of the house, consisting of an entrance hall, large living room with fireplace, kitchen, dining room and service bathroom. Going up to the first floor, one arrives at the sleeping area consisting of three bedrooms, two bathrooms and a veranda terrace at the corner with access from the two bedrooms.

Next to the villa is the **underground garage** (64 sqm – 688 sqft) with two parking spaces.

The villa is surrounded by **34,800 square meters (8.6 acres)** of wooded parkland, dotted with olive and fruit trees. The grounds are entirely fenced off.







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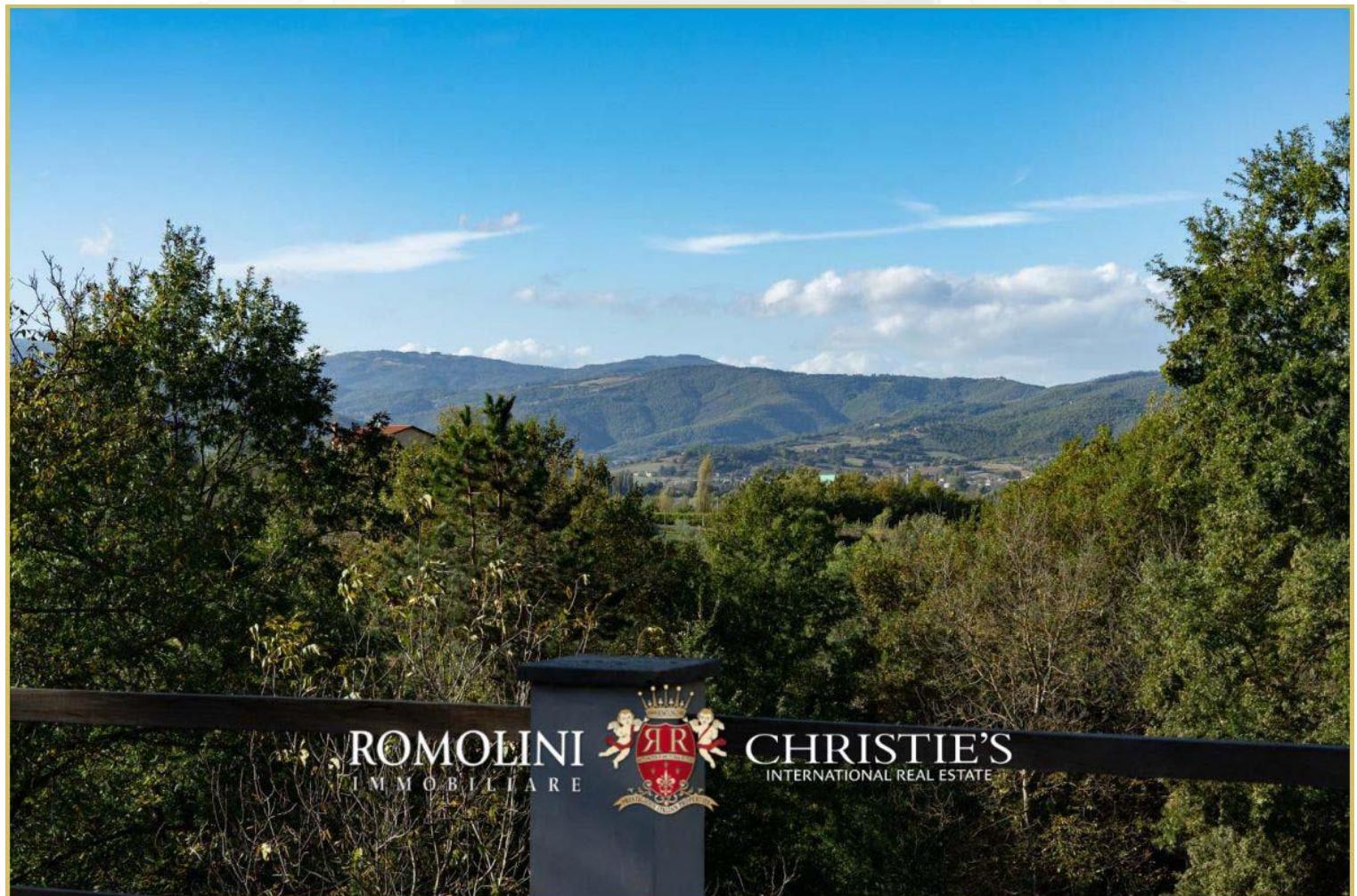
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