

**ART NOUVEAU VILLA WITH TERRACES AND
GARDEN FOR SALE IN THE HISTORIC CENTER
OF CITTÀ DI CASTELLO, UMBRIA**

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
468 sqm

Bedrooms
5

Bathrooms
5

Garden
230 sqm

Panoramic terrace
60 sqm

Villa delle Palme is an elegant *Art Nouveau* building that enjoys a unique privacy despite being within walking distance of the heart of the city. The property (over 400 sqm) is surrounded by a private garden accessed from the gate via a stone staircase on either side of which stand out tall palm trees that complete the symmetry of the façade. The property, dating back to the 1920s, is enclosed by walls that raise it above the level of the quiet Piazza San Francesco.

SUMMARY OF THE PROPERTY

REFERENCE #: 2479 – VILLA DELLE PALME

TYPE: *Art Nouveau* villa

CONDITIONS: restored (2018), luxury finishes

LOCATION: historic center

ACCESS: excellent, paved road

INTERIORS: 468 square meters (5,036 square feet)

TOTAL ROOMS: 20

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: firewood shelter

MAIN FEATURES: honey-stained noble wood staircase, gray lacquered fixtures, white lacquered *Art Nouveau* style doors, designer lights, last generation *Schindler* elevator, fine parquet flooring with frames, *graniglia* decorated in various shades, designer fireplace, walls with opaque finishes, tasting cellar in natural raw wood, panoramic living terrace, sunbathing terrace prepared for Jacuzzi tub, veranda, video intercom, armored door, electric gate

GARDEN: 230 square meters (2,475 square feet)

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiatori

CLOSEST CITIES AND TOWNS

Closest services (50m; 1' on foot); Citerna (13km; 15'), Monterchi (14km; 15'), Monte Santa Maria Tiberina (16km; 30'), Sansepolcro (19km; 20'), Montone (22km; 20'), Anghiari (24km; 25'), Umbertide (25km; 20'), Arezzo (40km; 45'), Cortona (54km; 1h 5'), Passignano sul Trasimeno (65km; 55'), Gubbio (52km; 45'), Perugia (56km; 50'), Assisi (69km; 50'), Siena (107km; 1h 40'), Florence (117km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (54km; 40'), Firenze A. Vespucci (128km; 1h 40'), Bologna G. Marconi (193km; 2h), Pisa G. Galilei (196km; 2h 20'), Roma Ciampino (235km; 2h 25'), Roma Fiumicino (253km; 2h 35')

VILLA DELLE PALME

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Amenities are all available in Città di Castello's lively **historic center**, and its proximity to the **E45 freeway** interchange provides quick access to much of the **Tiber Valley** as far as Rome (just over two hours by car).

DESCRIPTION OF THE BUILDING

The villa spans a total of four floors. The entire property winds around a charming staircase of fine honey-stained wood that wraps around the central core of the structure, within which is a modern ivory-paneled elevator that allows comfortable movement of people and loads from the lower ground floor to the attic.



The ground floor consists of an entrance hall, living room, sitting corner, kitchen with veranda, bathroom and equipped laundry room. Access to the garden from all living areas makes it the ideal environment to spend pleasant moments of conviviality and relaxation in total privacy.

Going up to the first floor one finds two double bedrooms, one of which has a large en-suite bathroom and a generous terrace (20 sqm) overlooking the rooftops of the historic center. The two bedrooms are divided by a room used as a wardrobe with a second adjacent bathroom.

On the second floor, the property offers an additional bedroom, bathroom and a space with provision for use as a kitchen with direct access to the sunny 60-sqm terrace overlooking the square, which the owners have already arranged for conversion into a sunbathing area with

Jacuzzi tub.

A staircase descending from the living area on the ground floor also leads to a wide corridor equipped as a checkroom (with numerous cleverly exploited spaces lit by LED strips) connected to the wine cellar. This space is made entirely of large planks, niches and modular wine racks made of natural raw wood and allows one to enjoy the pleasures of tasting in a quiet and warm atmosphere with soft lighting, gathered around a round tasting table equipped with stools also made of raw solid wood.



Walking down the corridor in the opposite direction leads to an apartment that has a separate entrance from the alley that runs along the left side of the villa. The owners wanted to create this separate living unit to accommodate guests without limiting their privacy. This apartment is on two levels. On the street level a cozy living room is connected by a few steps to the upper level where the dining room, kitchen, a bathroom and a double bedroom are located.

On the right side, on the other hand, the villa enjoys a firewood storage with a shed for sheltering motorcycles and bicycles.

STATE AND FINISHES

The property does not need any restoration, having been very recently consolidated and renovated (2018) in compliance with the most modern canons of technological livability, with great attention to maintain, without distorting it, the flavor of *Art Nouveau* taste.



Villa delle Palme appears very harmonious both internally and externally: the choice of all materials, finishes and fixtures has been guided by the style of the building which is then able to accommodate custom furnishings, always respectful of the original style of the building.











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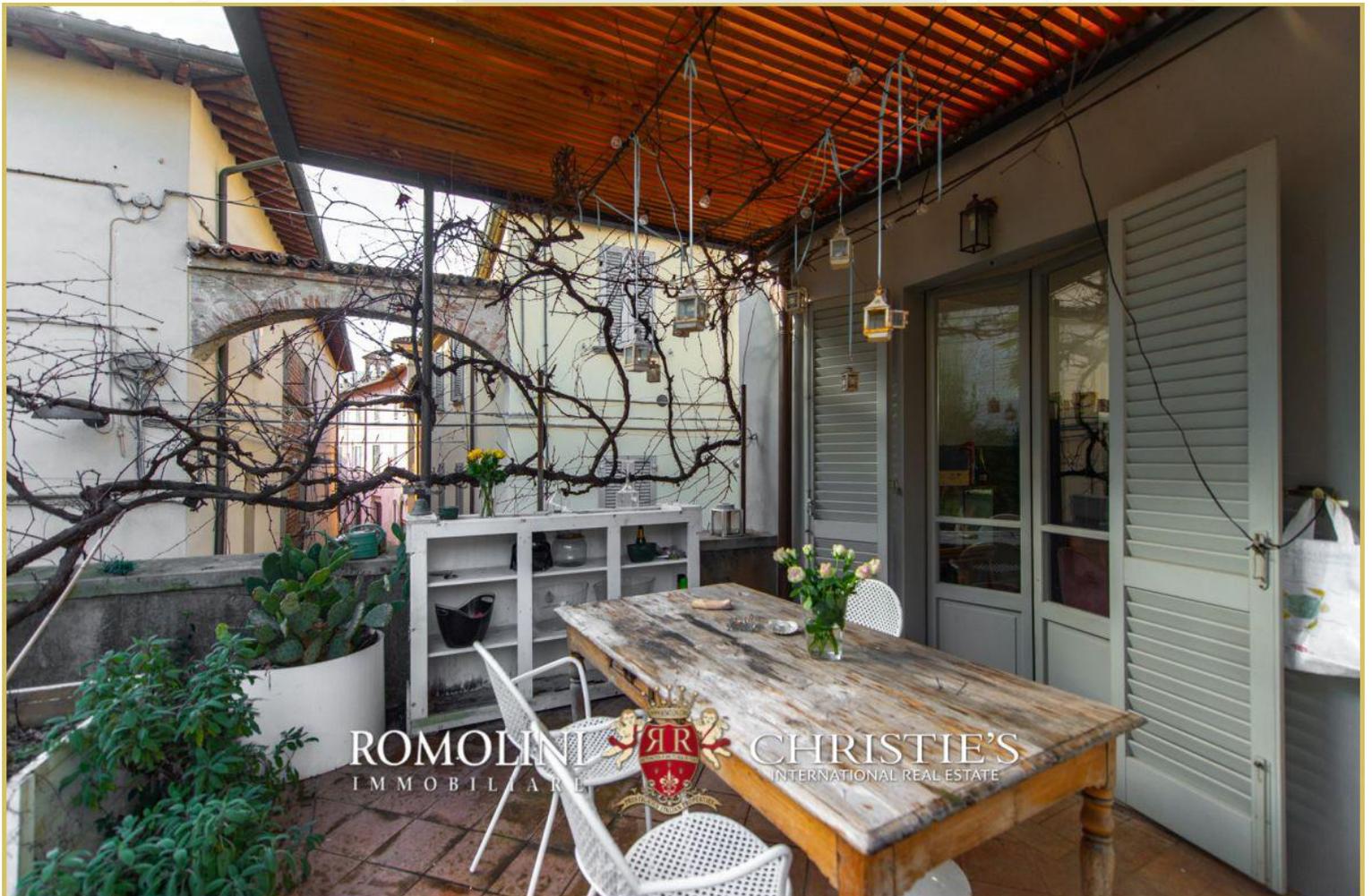




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