

Ref. 2541 – **VILLA PERUSIA**[www.romolini.co.uk/en/2541](http://www.romolini.co.uk/en/2541)

## **RESTORED PERIOD VILLA WITH GARDEN AND POOL FOR SALE IN PERUGIA, UMBRIA**

**Perugia – Perugia – Umbria****VIEW ON OUR WEBSITE****Interiors**  
668 sqm**Bedrooms**  
9**Bathrooms**  
10**Garden**  
6,800 sqm**Swimming pool**  
12 x 6 m

In a small hamlet in the vicinity of Perugia, in a quiet residential area, historic villa with park for sale. The property (600 square meters), in excellent condition, has been divided into eight independent units to be used for guests (9 bedrooms) but could easily be reconstituted into a single private home with little work. A 6,800-sqm park with shade trees stretches around the villa.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2541 – VILLA PERUSIA

**TYPE:** period villa

**CONDITIONS:** restored

**LOCATION:** residential area

**ACCESS:** excellent, paved road

**INTERIORS:** 668 square meters (7,188 square feet)

**TOTAL ROOMS:** 27

**BEDROOMS:** 9

**BATHROOMS:** 8

**ANNEXES:** dressing room, greenhouse

**MAIN FEATURES:** stone and brick walls, terracotta and graniglia floors, ample windows, staircase with iron railings, park, pool, *pietra serena* decorations, pizza oven

**EXTERIORS:** 6,800 square meters (1.7 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

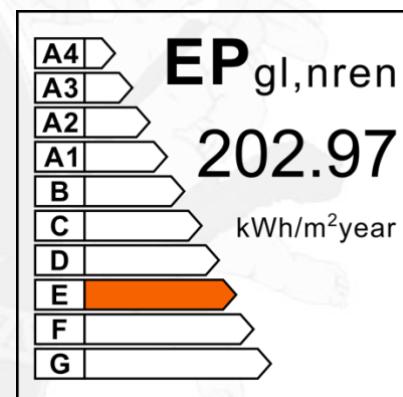
**WATER SUPPLY:** mains water + private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators



## CLOSEST CITIES AND TOWNS

Closest services (800m; 1'), Perugia (14km; 20'), Gubbio (29km; 35'), Bastia Umbra (20km; 20'), Umbertide (21km; 20'), Deruta (28km; 20'), Assisi (31km; 30'), Spello (34km, 25'), Magione (38km; 30'), Foligno (39km, 35'), Città di Castello (43km, 35'), Todi (57km, 44'), Spoleto (66km, 50'), Cortona (68km, 55'), Arezzo (79km, 1h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (13km; 15'), Ancona R. Sanzio (116km; 1h 20'), Firenze A. Vespucci (187km; 2h 15'), Roma Ciampino (195km; 2h 10'), Roma Fiumicino (209km; 2h 15'), Bologna G. Marconi (231km; 2h 35'), Pisa G. Galilei (247km; 2h 50')

## VILLA PERUSIA

In a small hamlet in the vicinity of **Perugia**, in a quiet residential area, **historic villa** with **park** for sale. The property (600 square meters), in excellent condition, has been divided into **eight independent units** to be used for guests (9 bedrooms) but could easily be reconstituted into a single private home with little work. A **6,800-sqm park** with shade trees stretches around the villa. Essential services are about 800 m away and are also within easy walking distance, while the historic center of Perugia is just 14 km away by car. The villa's location is also very convenient in function of its proximity to the **E45 freeway junction**, which makes it possible to reach Perugia airport in about 15'.

## DESCRIPTION OF THE BUILDINGS

The **villa** (650 sqm – 6,994 sqft) dates back to 1866 but was completely renovated with care about twenty years ago and has been well maintained ever since. The structure, which is on three floors plus a turret, has a beautiful porch of about 20 sqm.

The villa is divided into eight housing units, suitable for an accommodation business, each consisting of a living room/kitchen, bedroom and bathroom, plus a bedroom with bathroom in the turret. Three of these units are located on the ground floor and connected by a very convenient staircase to the two upper floors, where two more apartments are located on the second floor and three on the third floor. If looking to merge several units, the work required would not be extensive.

The living area is bright and panoramic, and the large windows still retain all the period ironwork, in excellent condition. The doors, which are very well maintained, and the beautiful *graniglia* floors, which give great elegance to the spaces, are also original.

The exterior is typical of country villas in the area, plastered in yellow and softened by wooden shutters in excellent condition, with trim and corners of the building in local *pietra serena* stone.

Two outbuildings complete the property: a pool dressing room with bathroom and oven and a **solar greenhouse** (18 sqm – 194 sqft) made of wrought iron, easily convertible into a winter garden.

## EXTERIORS

The entrance to the property is very private, about 100 m from the main road opens into a park of old trees that give the villa a cool climate even in the height of summer, as well as large spaces reserved for parking cars and the presence of a beautiful greenhouse in front of the porch.

The villa is located within a fenced **park of 6,800 square meters** with tall trees and typical Umbrian native plants framing the garden, ideal to enjoy with family and friends, or to rent as a vacation home in one of the most interesting naturalistic and historical places of Central Italy. Water from the private well is used for irrigation and watering.

A staircase leads up to a higher level of the garden where there is a modern **12 x 6 m swimming pool** at the service of which stands a small building, with changing room, bathroom, storage room and large wood-burning oven.

## USE AND POTENTIAL USES

The villa is perfect both for private use and as a charming vacation home, with the possibility of including it in the international circuit of short rentals: the location, besides being very convenient with respect to the main Umbrian communication arteries, is ideal for exploring the historical and natural beauties of Central Italy.







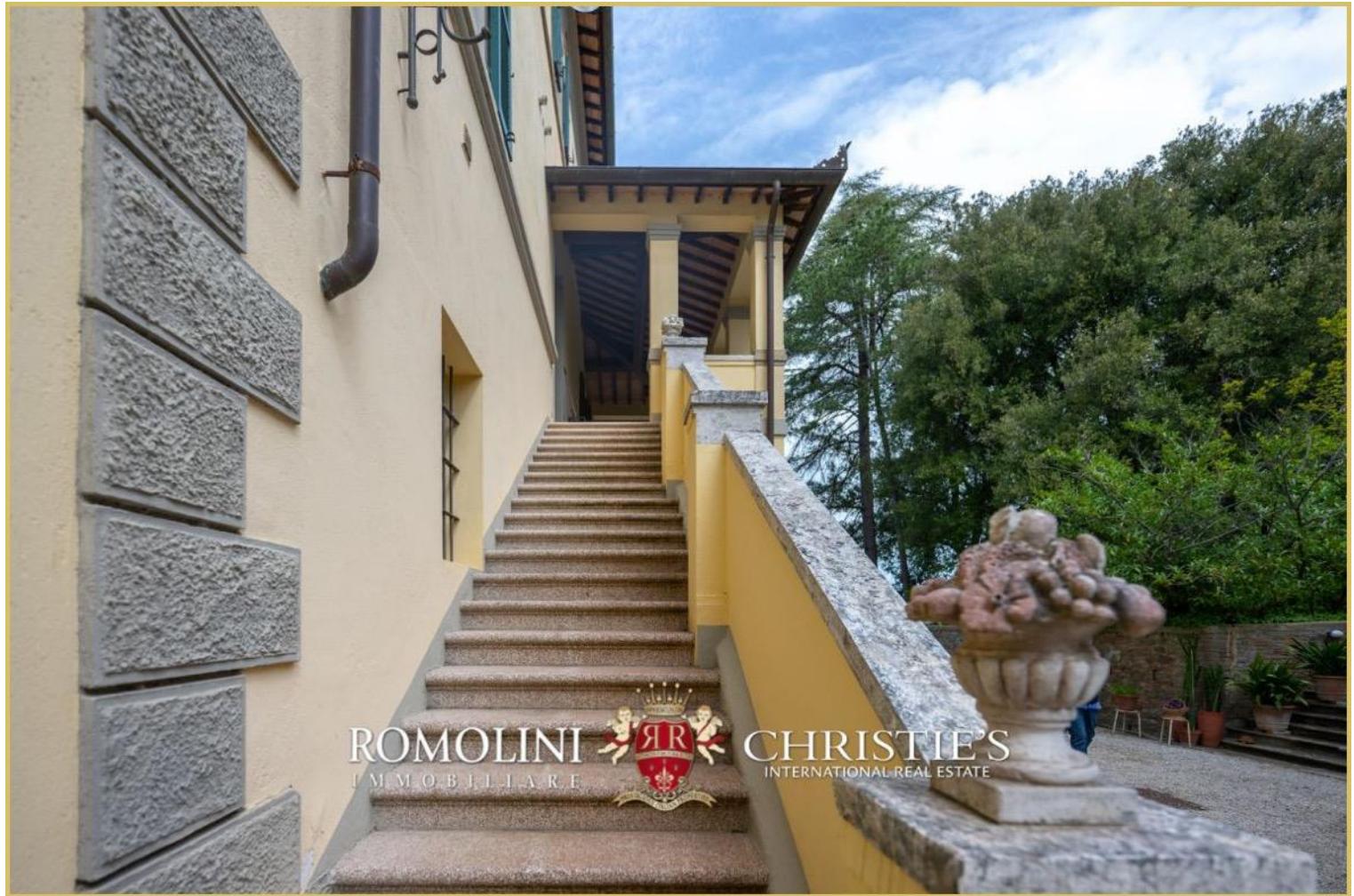












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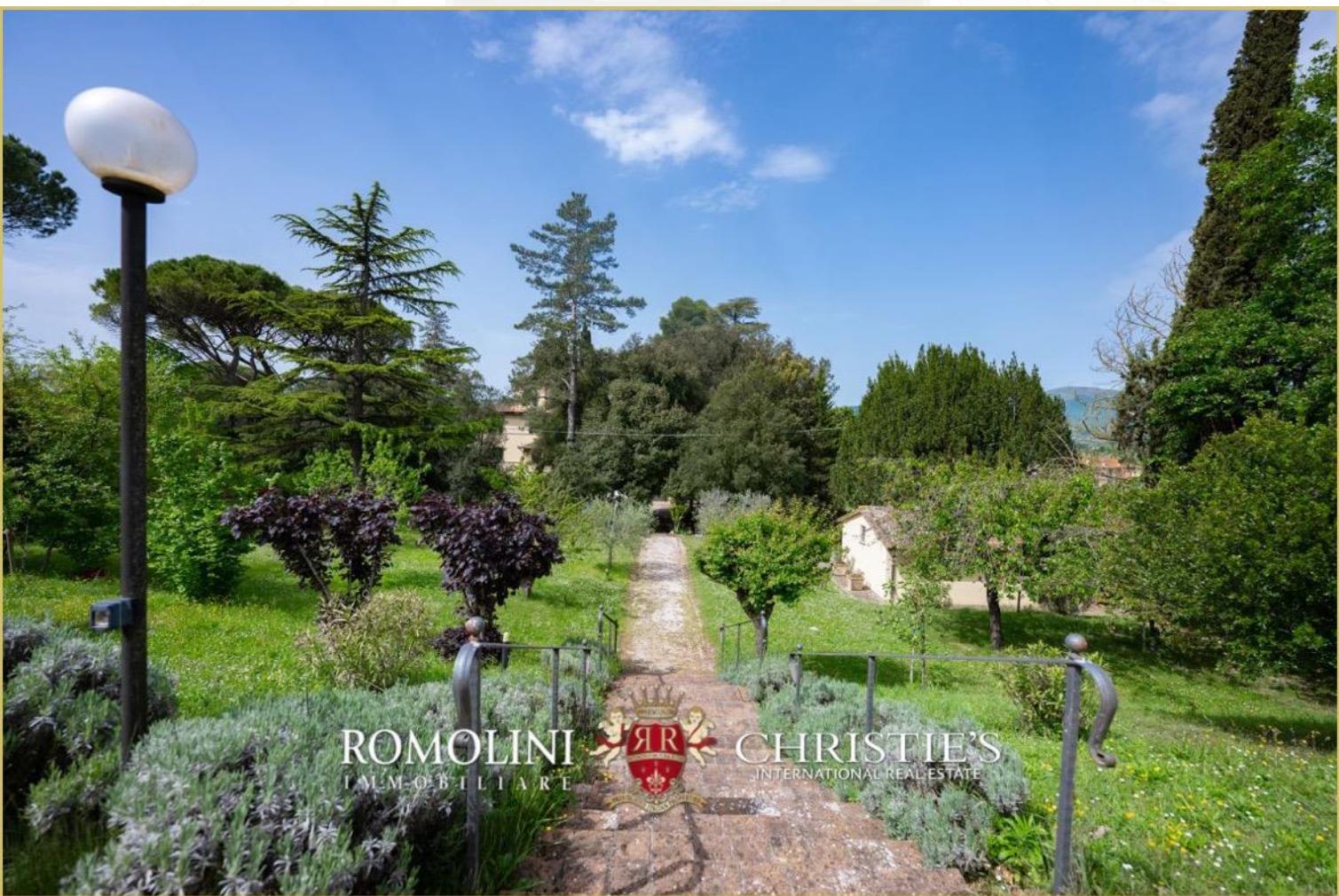




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