

Ref. 2554 – **VILLETTA MARGHERITA**

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VILLA WITH GARDEN AND PRIVATE GARAGE FOR SALE IN SAN GIUSTINO, UMBRIA

San Giustino – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
430 sqm

Bedrooms
3

Bathrooms
4

Garden
850 sqm

Situated in the residential area of Selci-Lama in the municipality of San Giustino, on the border between Umbria and Tuscany, a detached house with garage and garden for sale. The building dates back to the 1980s and is in good condition with three bedrooms and four bathrooms, as well as a spacious garage with space for three cars. The garden is very private and extends to approximately 850 sqm.

SUMMARY OF THE PROPERTY

REFERENCE #: 2554 – VILLETTA MARGHERITA

TYPE: detached villa with garden and garage

CONDITIONS: restored

LOCATION: residential area, panoramic

ACCESS: excellent, paved road

INTERIORS: 430 square meters (4,627 square feet)

TOTAL ROOMS: 14

BEDROOMS: 3

BATHROOMS: 4

ANNEXES: garage

MAIN FEATURES: terracotta floors, three fireplaces, double glazing, large windows, gymnasium, billiard room, barbecue, fenced garden with outdoor irrigation and lighting system, roof just redone and insulated, wall insulation with cavity and thermal and acoustic insulation, zonal heating systems, large terraces and porch, garage

EXTERIORS: 850 square meters (9,146 square feet)

GARDEN: yes, fenced

SWIMMING POOL: no

ELECTRICITY: already connected

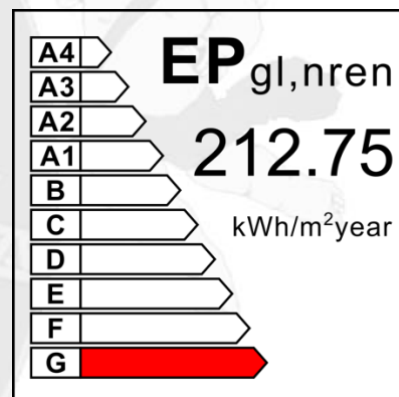
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Closest services (150m; 1' on foot), San Giustino (5km; 8'), Città di Castello (10km; 10'), Sansepolcro (11km; 11'), Anghiari (17km; 18'), Monte Santa Maria Tiberina (20km; 25'), Montone (28km; 28'), Umbertide (30km; 27'), Arezzo (35km; 40'), Cortona (50km; 59'), Gubbio (56km; 52'), Perugia (61km; 50'), Passignano sul Trasimeno (70km; 58'), Assisi (78km; 1h)

CLOSEST AIRPORTS

Perugia San Francesco (60km; 44'), Firenze A. Vespucci (131km; 1h 57'), Bologna G. Marconi (186km; 2h10'), Pisa G. Galilei (192km; 2h 34'), Roma Ciampino (242km; 2h 43'), Roma Fiumicino (256km; 2h 47')

VILLETTA MARGHERITA

Situated in the residential area of **Selci-Lama** in the municipality of **San Giustino**, on the border between **Umbria** and **Tuscany**, a detached **house** with **garage** and **garden** for sale. The building dates back to the 1980s and is in good condition with three bedrooms and four bathrooms, as well as a spacious **garage** with space for three cars. The **garden** is very private and extends to approximately 850 sqm.

The services are all available in the center and it is possible to quickly reach various centers in the Umbrian and Tuscan **Tiber Valley** and beyond (Città di Castello, Sansepolcro, Anghiari, Umbertide, Gubbio, Perugia, Assisi, Cortona...).

The nearest airport is Perugia airport (60 km; 45') but for intercontinental flights the recommended terminals are Bologna, Pisa and Rome.

DESCRIPTION OF THE BUILDINGS

The **villa** (430 sqm – 4,627 sqft, 3 bedrooms and 4 bathrooms) is on three levels.

On the ground floor we find a large open-plan living room with fireplace, a kitchen equipped with professional appliances, a dining room, a bathroom, three rooms currently used as a gym and professional studio, all directly connected to the garden. The ground floor also has a large porch with barbecue and fireplace, ideal for outdoor dining.

An internal staircase leads to the first floor, where there is an entrance that gives direct access both to the living area, consisting of a kitchen, living room with bar corner and fireplace, and to the sleeping area, where there are three bedrooms and two bathrooms. On this floor all the rooms are connected with large terraces that surround the entire floor, one of which has a large space to accommodate a table and relaxation areas, adjacent to the kitchen and living room.

Climbing further via an open staircase, one reaches the attic where there is a huge open space with a fireplace, a study room enveloped by a noble wood bookcase and a terrace. On this level there is also a bathroom and an inspectable technical room.

The garage has an independent entrance and its ample dimensions allow at least three cars to be parked. In addition, the current owners have reserved a billiard room and a laundry room inside.

The **850-square meter garden** surrounding the building ensures absolute privacy and is the ideal place to spend quiet moments outdoors during the summer.

The villa was built in the **1980s**. It has three fireplaces, one on each floor, terracotta floors, double glazing, insulated walls and zoned heating systems. The rooms have large windows that make the house very bright and cozy.

The roof has recently been redone and insulated.

USE AND POTENTIAL USES

The house has two independent entrances and could therefore also be subdivided into two separate living units, even with its own external corners, and the attic could also be used as an independent space.

The property is also ideal for those who have their own professional activity and would like to obtain their own office on the ground floor.





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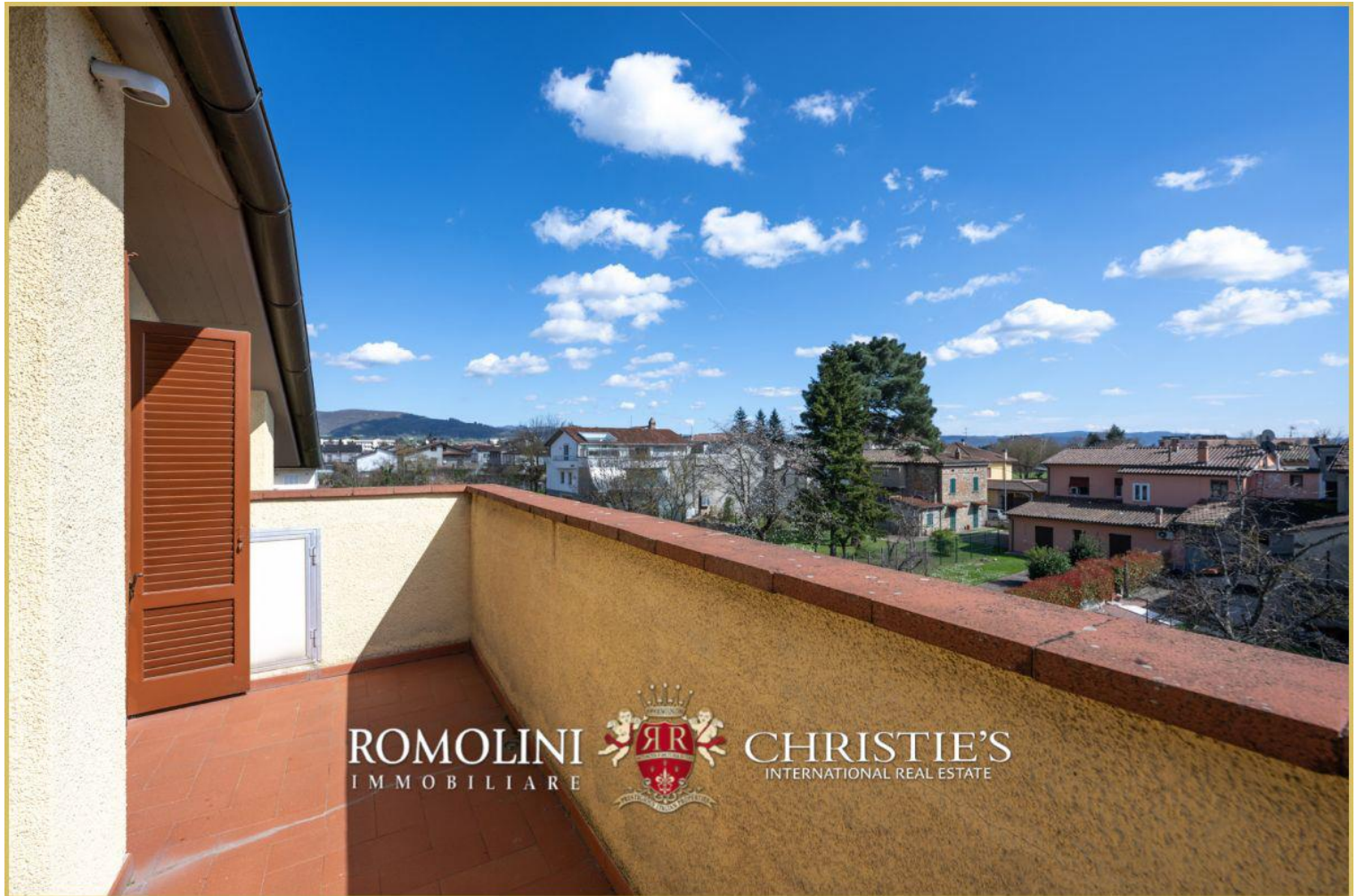




















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