

VILLA WITH PANORAMIC VIEWS FOR SALE ON THE HILLS BETWEEN UMBRIA AND TUSCANY

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
160 sqm

Bedrooms
2

Bathrooms
2 (up to 3)

Exterior
1.5 ha

In a panoramic position in the hills between **Umbria** and **Tuscany**, rustic **villa** with **1.5 hectares of land** for sale. This property, in excellent condition, represents a unique opportunity for those seeking a relaxing and scenic retreat: the access road, ensures an arrival surrounded by greenery. The property is about 2 km from the village, where there is a supermarket, bar and post office; other services are in neighboring towns, ensuring convenience without sacrificing tranquility.

The **villa** is on two levels, offering a perfect balance between comfort and tranquility. On the ground floor there is a bright living room with fireplace and direct access to a large panoramic terrace, ideal for enjoying relaxing moments outdoors. A kitchen, two bedrooms and two bathrooms complete the floor, offering space and practicality. On the second floor is the master bedroom, equipped with an office that could be converted into a third bathroom, as well as two attic rooms.

The villa is surrounded by **10,000 square meters of fenced garden** offering excellent privacy. A short distance away, there are an additional 5,400 sqm of woods, perfect for nature walks.

SUMMARY OF THE PROPERTY

REFERENCE #: 2644 – VILLA MONICA

TYPE: country villa with land

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (750 m)

INTERIORS: 160 square meters (1,722 square feet)

TOTAL ROOMS: 5

BEDROOMS: 3

BATHROOMS: 2 (up to 3)

ANNEXES: no

MAIN FEATURES: stone walls, fireplace, air conditioning, panoramic view, barbecue, panoramic terrace, fenced garden

EXTERIORS: 1.5 hectares (3.7 acres)

GARDEN: yes, fully fenced

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

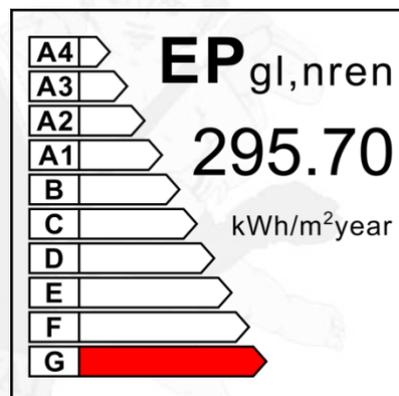
WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplace



CLOSEST CITIES AND TOWNS

Closest services (1,5km; 2'), Città di Castello (23km; 25'), Montone (23km; 30'), Umbertide (24km; 25'), Cortona (28km; 40'), Monterchi (34km; 35'), Citerna (35km; 40'), Arezzo (37km; 50'), Sansepolcro (40km; 40'), Anghiari (46km; 45'), Gubbio (54km; 50'), Perugia (56km; 50'), Passignano sul Trasimeno (66km; 1h), Assisi (73km; 1h), Siena (94km; 1h30'), Firenze (118km; 1h 55')

CLOSEST AIRPORTS

Perugia San Francesco (55km; 45'), Firenze A. Vespucci (128km; 1h 50'), Bologna G. Marconi (215km; 2h 40'), Pisa G. Galilei (189km; 2h 30'), Roma Ciampino (237km; 2h 45'), Roma Fiumicino (250km; 2h 50')



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