

Ref. 2698 – **VILLA BOURBON**

www.romolini.co.uk/en/2698

MODERN ECO-FRIENDLY VILLA WITH GARDEN FOR SALE IN MONTE SANTA MARIA TIBERINA

Monte Santa Maria Tiberina – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
464 sqm

Bedrooms
5

Bathrooms
3

Total land
3,700 sqm

Photovoltaic system
6.2 kW

On the hills between Umbria and Tuscany, with stunning views of the medieval village of Monte Santa Maria Tiberina, eco-friendly villa with garage and garden for sale. The property, recently built and renovated, is divided into two apartments for a total of 5 bedrooms and features a large basement garage. A garden of 3,700 sqm completes the property.

SUMMARY OF THE PROPERTY

REFERENCE #: 2698 – VILLA BOURBON

TYPE: villa

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 464 square meters (4,993 square feet)

TOTAL ROOMS: 14

BEDROOMS: 5

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: high energy efficiency, triple glazing, porch, panoramic terrace, view of the historical center, photovoltaic system, thermal solar panels, garden

EXTERIORS: 3,700 square meters (0.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system (6.2 kW)

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE: **A4** (EP_{gl, nren} = 40.12 kWh/m²year)

HEATING SYSTEM: under the floor + heat pump

CLOSEST CITIES AND TOWNS

Monte Santa Maria Tiberina (2km; 5'), Città di Castello (9km; 15'), Anghiari (23km; 35'), Sansepolcro (26km; 25'), Cortona (49km; 1h 10'), Tuoro sul Trasimeno (52km; 1h), Gubbio (61km, 55'), Perugia (63km; 55'), Assisi (78km; 1h 5'), Montepulciano (89km; 1h 30'), Castiglione del Lago (92km; 1h 20'), Pienza (96km; 1h 40'), Todi (106km; 1h 20'), Montalcino (110km; 1h 55'), Siena (112km; 1h 45'), Florence (114km; 1h 50'), Orvieto (136km; 1h 55'), Rome (231km; 2h 50')

CLOSEST AIRPORTS

Perugia San Francesco (63km; 50'), Firenze A. Vespucci (135km; 1h 50'), Rimini F. Fellini (155km; 2h), Ancona R. Sanzio (168km; 2h), Pisa G. Galilei (195km; 2h 30'), Bologna G. Marconi (201km; 2h 25'), Roma Ciampino (244km; 2h 50'), Roma Fiumicino (260km; 2h 55')

VILLA BOURBON

On the hills between **Umbria** and **Tuscany**, with stunning views of the medieval village of **Monte Santa Maria Tiberina**, eco-friendly **villa** with garage and garden for sale. The property, recently built and renovated, is divided into two apartments for a total of 5 bedrooms and features a large basement garage. A **garden of 3,700 sqm** completes the property.

The house is easily accessible via a paved road and is located only 2 km from a charming medieval town, equipped with all basic services. Larger towns with all amenities are only 10 km away. A unique opportunity to live in a quiet setting, surrounded by greenery, but still convenient to all major necessities.

DESCRIPTION OF THE PROPERTY

The **villa** (464 sqm – 4,993 sqft, 5 bedrooms and 3 bathrooms), built in 2013, has been entirely renovated in recent years and brought to A4 energy class, so as to ensure high standards of energy efficiency and comfort. The property is currently divided into two apartments:

- **Apt. A** (155 sqm): living room with porch, large eat-in kitchen, three bedrooms and two bathrooms;
- **Apt. B** (128 sqm): living room with terrace, dining room with kitchen, two bedrooms and bathroom.

In the basement, on the other hand, there are large rooms for storage, laundry and garage (181 sqm), ideal as a car shelter or hobby area.

The building is surrounded by a **3,700-sqm garden** that provides privacy and ample space for outdoor activities. The possibility of building a swimming pool in the garden could also be considered. Access to the property is via a short driveway that branches off the main road.







ROMOLINI CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE

























ROMOLINI IMMOBILIARE



CHRISTIE'S INTERNATIONAL REAL ESTATE



ROMOLINI IMMOBILIARE



CHRISTIE'S INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE













ROMOLINI
I M M O B I L I A R E

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com