

Ref. 2798 – **VILLA ASSISI**www.romolini.com/en/2798

MODERN LUXURY VILLA WITH SWIMMING POOL FOR SALE IN ASSISI, UMBRIA

Assisi – Perugia – Umbria**Interiors**
466 sqm**Bedrooms**
5**Bathrooms**
6**Swimming pool**
15 x 6.5 m**Total land**
1.7 ha**Olive grove**
1.5 ha

Not far from Assisi, in a panoramic hillside position surrounded by olive groves, modern villa with swimming pool for sale. The property, which consists of two main buildings, is currently used partly for guest accommodation (2 bedrooms) and partly as a luxury private residence (3 bedrooms). The panoramic garden surrounding the house houses a beautiful panoramic swimming pool, and all around the house stretches a private olive grove.

SUMMARY OF THE PROPERTY

REFERENCE #: 2798 – VILLA ASSISI

TYPE: modern villa

CONDITIONS: restored, luxury finishes

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 466 square meters (5,014 square feet)

TOTAL ROOMS: 15

BEDROOMS: 5

BATHROOMS: 6

ANNEXES: guesthouse, storage

MAIN FEATURES: stone walls, travertine and parquet flooring, ample windows, modern systems, wellness center, air conditioning, solar panels, garden, tree-lined driveway, pool, olive grove

EXTERIOR: 1.7 hectares (4.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 x 6.5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas + solar panels

ENERGY CERTIFICATE:  (EP_{gl, nren} = 92.87 kWh/m²year)

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Bastia Umbra (4km; 5'), Assisi (8km; 10'), Perugia (19km; 25'), Bevagna (23km; 25'), Foligno (25km; 25'), Magione (37km; 30'), Umbertide (38km; 30'), Montefalco (43km; 35'), Gubbio (46km; 35'), Spoleto (52km; 40'), Todi (55km; 45'), Amelia (101km; 1h 15'), Roma (183km; 2h 20')

CLOSEST AIRPORTS

Perugia San Francesco (8km; 10'), Ancona R. Sanzio (108km; 1h 10'), Firenze A. Vespucci (186km; 2h), Roma Ciampino (194km; 2h 10'), Roma Fiumicino (208km; 2h 15'), Pisa G. Galilei (246km; 2h 45'), Bologna G. Marconi (249km; 2h 45')

VILLA ASSISI

Not far from **Assisi**, in a panoramic hillside position surrounded by olive groves, **modern villa** with **swimming pool** for sale. The property, which consists of two main buildings, is currently used partly for guest accommodation (2 bedrooms) and partly as a luxury private residence (3 bedrooms). The panoramic garden surrounding the house houses a beautiful **panoramic swimming pool**, and all around the house stretches a **private olive grove**.

Access to the house is directly from the paved road along a characteristic **tree-lined driveway** with century-old oaks. Services can be reached in a few minutes in the nearby town (also on foot) and the historic center of Assisi is less than ten minutes away by car. The proximity to the **E45 freeway** junction also makes it easy to get around much of Italy, from Rome in the south to Ravenna in the north.

DESCRIPTION OF THE BUILDINGS

The **villa** (335 sqm – 3,605 sqft, 3 bedrooms and 4 bathrooms) is a modern building with state-of-the-art amenities and high efficiency solutions (energy class B). The house features spacious and bright rooms thanks to large windows and light-colored painted walls that allow light to diffuse into the rooms. The living areas present an almost minimal design, with travertine floors and modern furniture elements, while the sleeping area features parquet floors and soft LED lighting with modern and very comfortable bathrooms.

- **Ground floor:** kitchen with fireplace, large living/dining room with fireplace and porch, private office space, laundry, two bathrooms, hobby room, gym/wellness center and large double garage (74 sqm);
- **First floor:** master bedroom with exclusive walk-in closet and private bathroom, two double bedrooms and shared bathroom.

The **guesthouse** (107 sqm – 1,151 sqft, 2 bedrooms and 2 bathrooms) is located next to the villa and is connected to the main house by the terrace on the first floor, otherwise enjoying completely independent access. The house consists of large living area with open kitchen and sofa bed, two bedrooms, two bathrooms, storage room and porch.

A short distance from the house was an old oven, the cubature of which could be used to create a **dependence** (24 sqm – 258 sqft) with an attached greenhouse/veranda. The building could then be used as a second income unit or for a possible caretaker.

EXTERIOR

The buildings are surrounded by a **3,000-sqm garden** decorated with fruit trees (hazelnuts, pomegranates, plums...) and aromatic essences (lavender, English roses, rosemary, myrtle...). A short distance from the villa is the **16 x 6.5 m swimming pool** with a white stone sunbathing area and a gazebo perfect for poolside breakfasts and/or aperitifs. The garden and pool are equipped with a lighting system that allows the outdoor spaces to be enjoyed at night.

All around the garden stretches an **olive grove** (about 1.4 ha) that allows the production of a small amount of excellent extra virgin olive oil.



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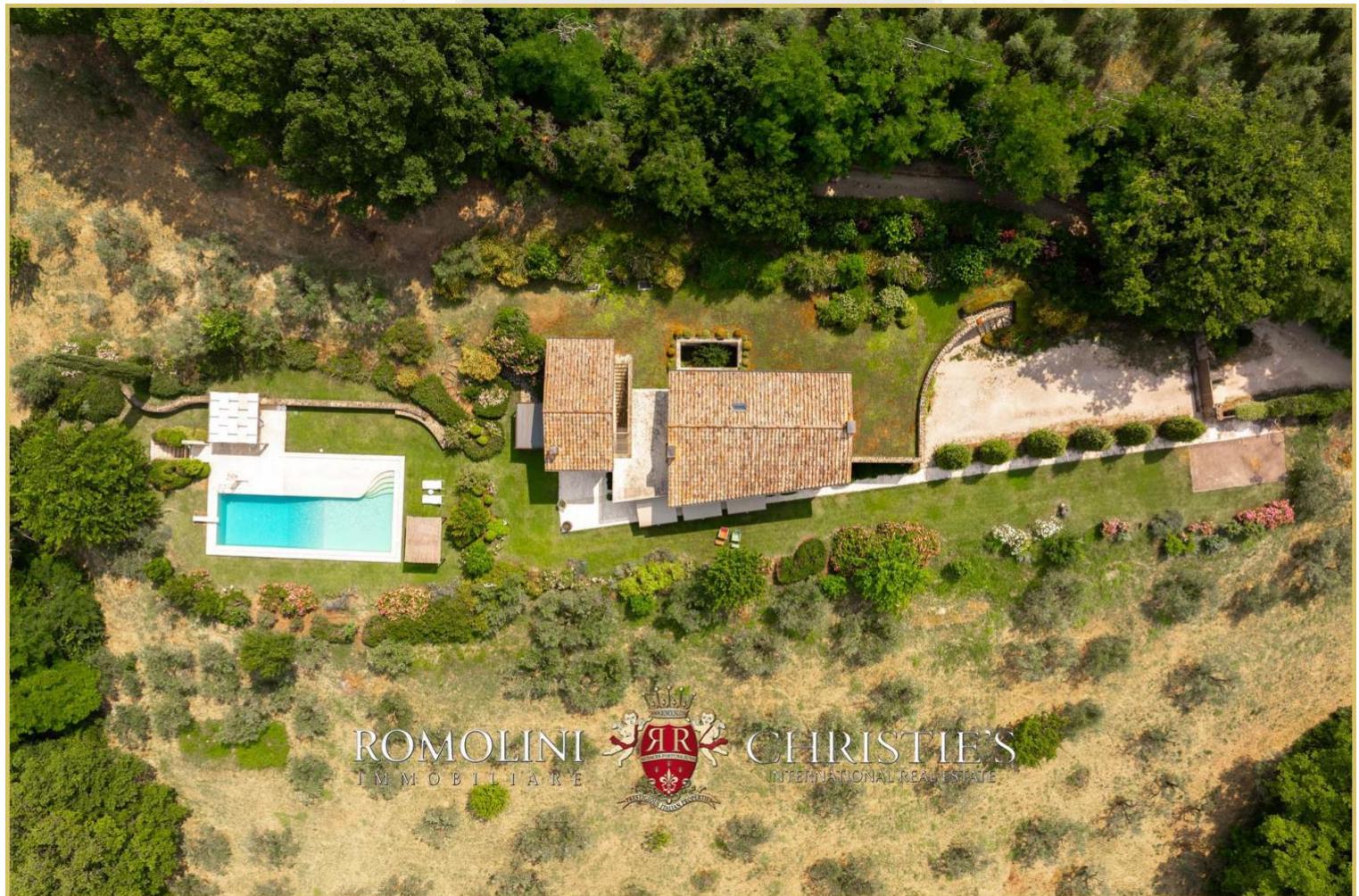
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