

Ref. 2826 – **VILLETTA TORTORA**[www.romolini.com/en/2826](http://www.romolini.com/en/2826)

## COZY VILLA WITH GARDEN AND SWIMMING POOL FOR SALE IN UMBERTIDE, UMBRIA

**Umbertide – Perugia – Umbria****Interiors**  
139 m<sup>2</sup>**Bedrooms**  
2**Bathrooms**  
3**Garden**  
5,000 m<sup>2</sup>**Swimming pool**  
12 × 6 m

Immersed in the green rolling hills in the surroundings of Città di Castello, this splendid villa with swimming pool represents a rare combination of modern comfort and the quietness of the countryside. Located in a private and panoramic position, just a few minutes from the main services, the property is spread over two levels for a total area of about 109 m<sup>2</sup>, and offers elegant and wisely distributed rooms. Outside, the large exclusive garden of about 5,000 m<sup>2</sup> is fully fenced and enriched by a 12 × 6 m swimming pool.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2826 – VILLETTA TORTORA

**TYPE:** villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 139 square meters (1,496 square feet)

**TOTAL ROOMS:** 5

**BEDROOMS:** 2

**BATHROOMS:** 3

**ANNEXES:** summer kitchen

**MAIN FEATURES:** stone and brick arches, terracotta flooring, wooden beams, fireplace, porch, garden, swimming pool, summer kitchen, BBQ area

**EXTERIOR:** 5,000 square meters (1.2 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Umbertide (13km; 20'), Città di Castello (18km; 25'), Passignano sul Trasimeno (30km; 40'), Magione (30km; 40'), Cortona (34km; 45'), Gubbio (42km; 50'), Perugia (50km; 45'), Assisi (69km; 55'), Montepulciano (72km; 1h 20'), Pienza (78km; 1h 30'), Todi (91km; 1h 10'), Orvieto (124km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (50km; 40'), Ancona R. Sanzio (153km; 1h 40'), Firenze A. Vespucci (155km; 2h), Bologna G. Marconi (214km; 2h 25'), Pisa G. Galilei (216km; 2h 40'), Roma Ciampino (232km; 2h 35'), Roma Fiumicino (246km; 2h 40')

## VILLETTA TORTORA

Immersed in the green rolling hills in the surroundings of **Città di Castello**, this splendid **villa** with swimming pool represents a rare combination of modern comfort and the quietness of the countryside. Located in a private and panoramic position, just a few minutes from the main services, the property is spread over two levels for a total area of about 109 m<sup>2</sup>, and offers elegant and wisely distributed rooms.

On the ground floor, a large open space welcomes guests in a warm and convivial atmosphere: the living room, with a brick fireplace, merges with the dining area and the open kitchen, defined by a refined architectural arch. Also on the same level is a master bedroom with adjacent bathroom, an ideal solution to ensure maximum functionality and daily comfort.

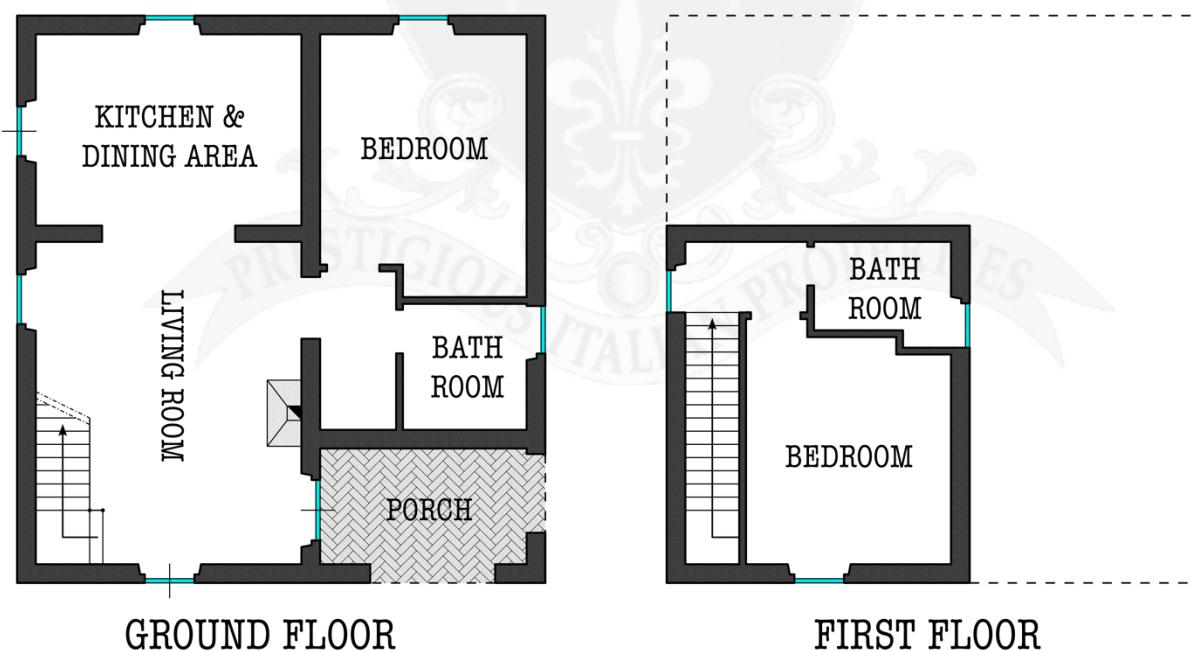
The upper floor houses a second double bedroom with private bathroom, perfect as a master suite or to accommodate guests in total privacy. Attention to detail is also reflected in the choice of wooden window frames with double glazing and the presence of an alarm system that ensures tranquility and protection.

Outside, the large **exclusive garden of about 5,000 m<sup>2</sup>** is fully fenced and enriched by a pleasant barbecue area with wood-burning oven and mobile veranda, designed to fully experience the spaces during every season. The **12 x 6 m swimming pool** with variable depth is enriched by an **outbuilding** (about 30 m<sup>2</sup>) equipped with a rustic kitchen and bathroom, already prepared to be converted into a lovely independent two-room apartment.

A rainwater collection tank and an additional annex for tool shelter complete the property, making it functional for continuous use as well.

The strategic location, a short distance from **Umbertide** and excellently connected with Perugia, Gubbio, Assisi, Cortona and Arezzo, as well as with the international airport of Perugia Sant'Egidio, makes this cottage an ideal solution both as a first home and as a vacation residence.

## FLOOR PLAN OF THE BUILDING







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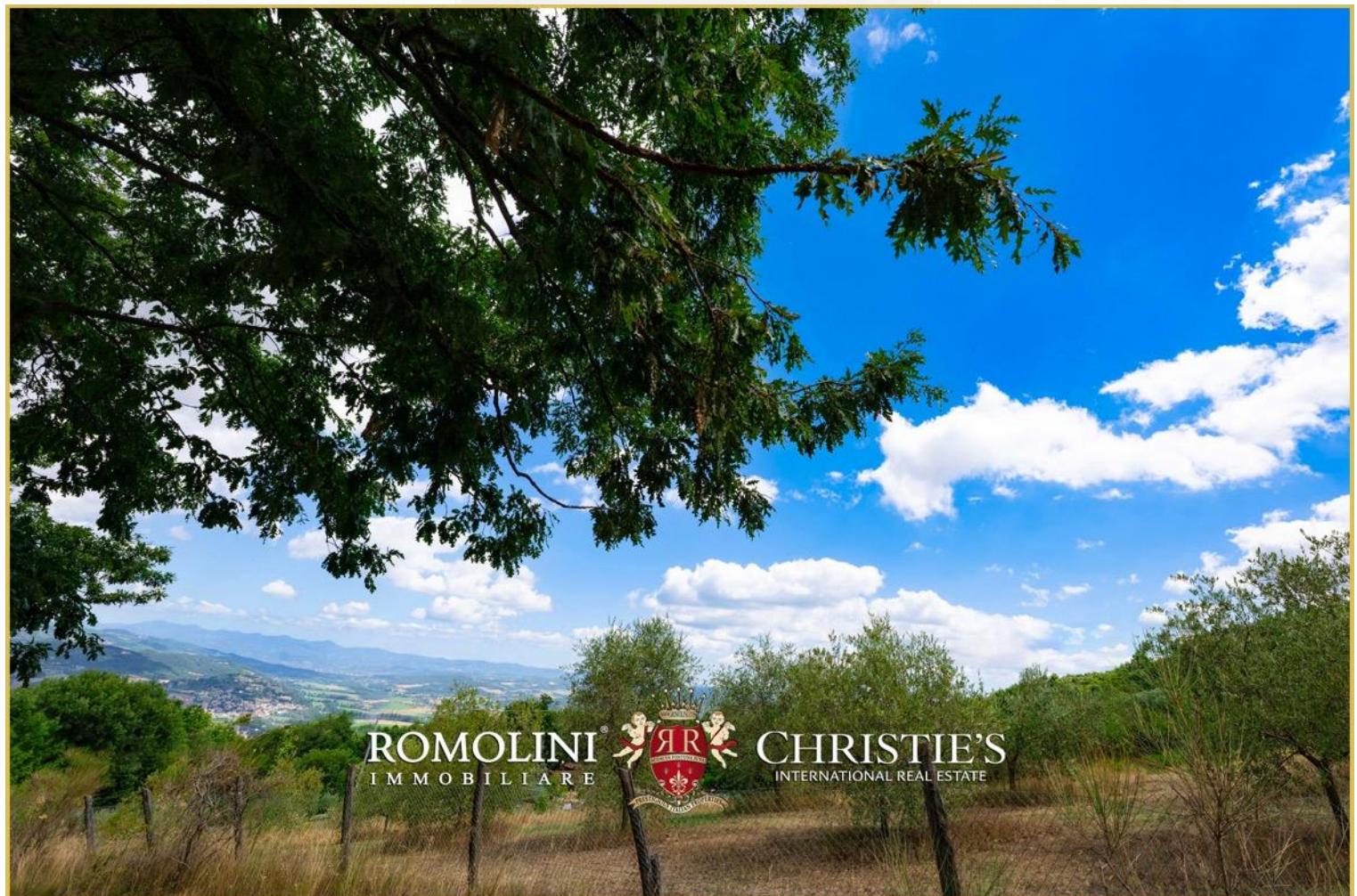
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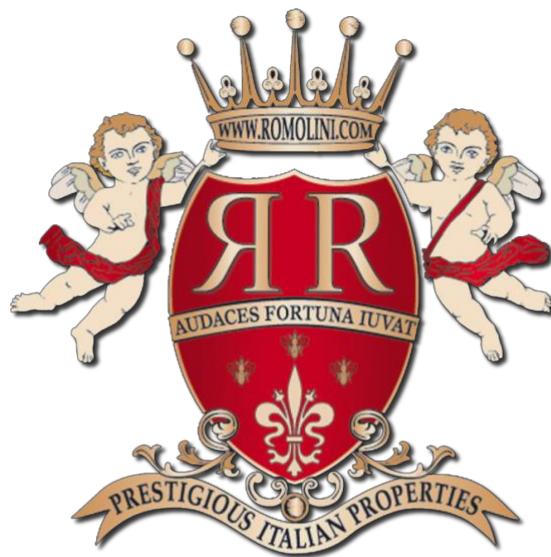


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