

MODERN VILLA WITH POOL AND OLIVE GROVE FOR SALE IN ASSISI, UMBRIA

Assisi – Perugia – Umbria



Interiors
500 m²

Bedrooms
6+

Bathrooms
9+

Total land
1.5 ha

Olive grove
350 trees

A few kilometers from Assisi, in the heart of the rolling Umbrian hills, surrounded by nature among olive groves and vineyards and featuring a panoramic view of rare beauty over the surrounding countryside, modern villa with olive grove and small vineyard for sale. The property consists of two adjoining buildings with a total area of about 500 m², both restored and perfectly habitable, set in a reserved and authentic context, ideal both as a private residence and as charming accommodation.

SUMMARY OF THE PROPERTY

REFERENCE #: 2961 – VILLA MINERVA

TYPE: modern villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 500 square meters (5,380 square feet)

TOTAL ROOMS: 20

BEDROOMS: 6+

BATHROOMS: 9+

ANNEXES: no

MAIN FEATURES: reinforced concrete structure, stone walls, ceramic flooring, wooden beams, alarm system, swimming pool, garden

EXTERIOR: 1.5 hectares (3.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 13 × 6 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

FUEL: natural gas

ENERGY CERTIFICATE: **A1** (EP_{gl, nren} = 66.98 kWh/m²year)

HEATING SYSTEM: under the floor + radiators + heat pump

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Bastia Umbra (9km; 15'), Santa Maria degli Angeli (12km; 20'), Assisi (13km; 20'), Perugia (20km; 25'), Foligno (30km; 30'), Bevagna (36km; 35'), Magione (38km; 35'), Gubbio (40km; 35'), Umbertide (40km; 30'), Todi (53km; 55'), Spoleto (57km; 45'), Città di Castello (62km; 45')

CLOSEST AIRPORTS

Perugia San Francesco (10km; 15'), Ancona R. Sanzio (102km; 1h 10'), Firenze A. Vespucci (187km; 2h), Roma Ciampino (192km; 2h 40'), Roma Fiumicino (206km; 2h 30'), Pisa G. Galilei (247km; 2h 45')

VILLA MINERVA

A few kilometers from **Assisi**, in the heart of the rolling **Umbrian hills**, surrounded by nature among olive groves and vineyards and featuring a panoramic view of rare beauty over the surrounding countryside, **modern villa with olive grove and small vineyard** for sale. The property consists of two adjoining buildings with a total area of about 500 m², both restored and perfectly habitable, set in a reserved and authentic context, ideal both as a private residence and as charming accommodation.

Thanks to its panoramic position, agricultural vocation and spaces already organized for hospitality, this estate represents an **interesting opportunity for those who wish to start or develop a charming accommodation business**, while living in one of the most authentic landscapes of Umbria.

The property is easily reached by **paved road** and is located a short distance from the main services, available in the nearby village (4 km; 5'). Here are available supermarkets, stores for every need, bars, restaurants and schools. Also very interesting is the proximity to Perugia airport, which can be reached in about ten minutes by car.

DESCRIPTION OF THE BUILDINGS

The original part of the property, now used by the owners, is developed with warm and welcoming environments. On the ground floor we find a **bright veranda overlooking the garden**, kitchen, dining room, living room, a double bedroom and a bathroom. There is also an additional room with bathroom, which, if necessary, can be easily converted into an additional bedroom to expand the accommodation.

Completing the ground floor are a **garage, laundry room** and storage rooms for tools.

On the upper floor is developed a **independent apartment** consisting of large living room with kitchenette, two bedrooms and two bathrooms. The unit can be easily divided into **two independent studio apartments**, restoring the original configuration with simple modifications.

This level is surrounded by a spectacular **panoramic terrace of more than 100 m²**, from which there is a 360-degree view of the Umbrian countryside.

The adjacent building, built in **2003**, houses on the ground floor a **large apartment of about 105 m²** consisting of a living room with open kitchen, three bedrooms, three bathrooms and a convenient pantry.

Next to the house is a portion of the building in the unfinished state that offers interesting possibilities: it can be integrated with the existing unit or converted into an **additional apartment intended for hospitality**.

On the upper floor there are **three independent bedrooms with private bathrooms**, all overlooking the porch and the beautiful valley below.

The homes are equipped with **underfloor heating, radiators** and **hot/cold heat pumps**, ensuring living comfort and energy efficiency. A **video surveillance and alarm system** ensures protection and security.

EXTERIOR

The property is set in a **fully fenced plot of 15,000 m²**, with access through an automatic gate. The land hosts about **350 olive trees** in production and a small vineyard, which allow the production of **organic olive oil and DOC wine** (Merlot, Grechetto and Sangiovese).

In the **garden is a 13 × 6 m panoramic swimming pool** with solarium, perfect for relaxing.

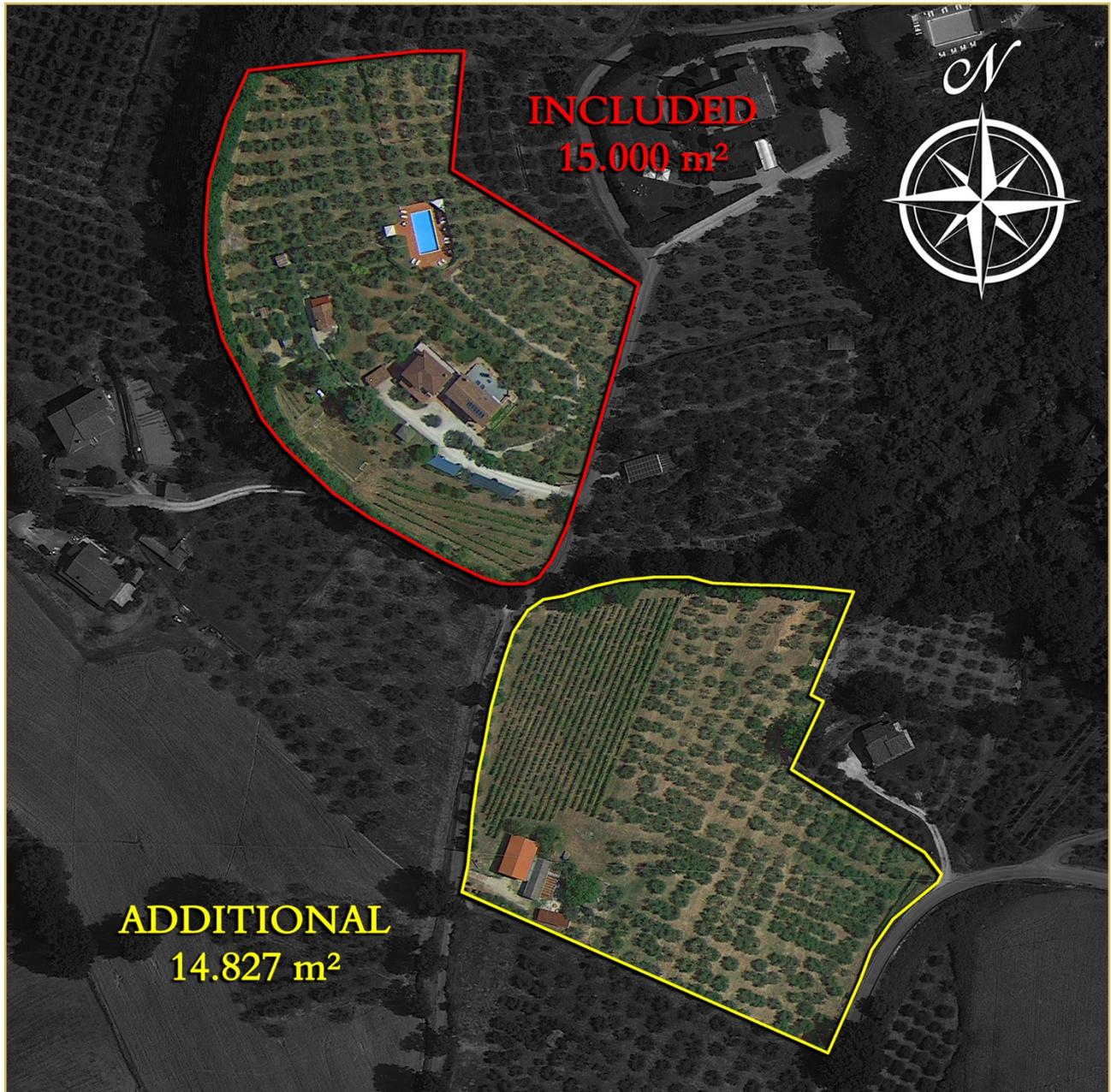
Outdoor spaces are completed by an **independent rustic kitchen** of about 30 m², a canopy with

barbecue and oven, a **panoramic gazebo** and a **shed used for parking**.

A **12-kW photovoltaic system** with accumulation batteries has recently been installed on the roof of the parking area, as well as **solar panels for domestic hot water production**.

The garden also has **lighting system**, automatic **irrigation system**, water supply from **private well** and **municipal aqueduct**, and **children's playground**.

It is possible to purchase an additional **14,800 m²** of land with olive grove and vineyard, as well as a **shed with agricultural outbuilding** that can be converted into a dwelling.





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