

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

Monte Santa Maria Tiberina – Province – Region



Interiors
273 m²

Bedrooms
2

Bathrooms
2

Garden
1,735 m²

Set in a panoramic position on a half-hill, in a secluded and completely quiet setting, this elegant 273-m² independent villa combines contemporary comfort and energy efficiency. Built in 2009 and significantly renovated in 2022, the property stands out for bright, well-distributed rooms designed to offer a high level of living quality.

SUMMARY OF THE PROPERTY

REFERENCE #: 2990 – VILLETTA GIOIA

TYPE: villa

CONDITIONS: restored (2022)

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 273 square meters (2,937 square feet)

TOTAL ROOMS: 9

BEDROOMS: 2

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: reinforced concrete structure, terracotta flooring, private garage, alarm system, solar panels, photovoltaic system with battery, fenced garden

EXTERIOR: 1,735 square meters (0.4 acres)

GARDEN: yes, well maintained and fenced

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system (6 kW)

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

FUEL: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 112.94 kWh/m²year)

HEATING SYSTEM: thermofireplace + solar panels

CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Monte Santa Maria Tiberina (6km; 10'), Città di Castello (12km; 15'), Umbertide (23km; 25'), Sansepolcro (29km; 30'), Cortona (43km; 1h), Tuoro sul Trasimeno (47km; 50'), Perugia (53km; 45'), Assisi (70km; 1h), Siena (109km; 1h 50') Florence (133km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (52km; 40'), Firenze A. Vespucci (143km; 2h), Ancona R. Sanzio (155km; 1h 45'), Pisa G. Galilei (204km; 2h 40'), Bologna G. Marconi (205km; 2h 30'), Roma Ciampino (234km; 2h 55')

VILLETTA GIOIA

Set in a **panoramic position** on a half-hill, in a secluded and completely quiet setting, this elegant 273-m² **independent villa** combines contemporary comfort and energy efficiency. Built in 2009 and significantly **renovated in 2022**, the property stands out for bright, well-distributed rooms designed to offer a high level of living quality.

The main residence, entirely on the ground floor, welcomes you with an entrance leading to a large living room enhanced by a fireplace, the convivial hub of the house. The eat-in and functional kitchen adjoins the sleeping area, which includes two bedrooms and two bathrooms. All main rooms have direct access to the garden, creating a pleasant continuity between indoors and outdoors.

The basement offers generous and versatile spaces, including a rustic sitting space, a garage, and additional rooms in builder's finish but already prepared, ideal for customization according to one's needs. The independent access further enhances its functionality.

From a system perspective, the villa is equipped with state-of-the-art solutions: volumetric and perimeter alarm system with sensors on windows and infrared protection, surveillance cameras, **photovoltaic system of 6 kW** with **12 kWh accumulation batteries**, as well as a **solar thermal system** with a 200-liter boiler. The hybrid heating system combines a condensing boiler, heat pump, and wood stove with hydraulic functions for heating and hot water production, ensuring efficiency and reduced consumption, further optimized by thermostatic valves. The property also has a water softening system and dual water supply, from both the **public aqueduct** and a **private well**.

Externally, the property is surrounded by a **fully fenced land of about 1,700 m²**, with a well-maintained garden ensuring privacy and livability. A panoramic terrace of about 40 m², equipped with a barbecue area, offers a stunning view of the surrounding hills and is an ideal space for relaxation and conviviality. It is also possible to build an underground pool.





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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com