

## PERIOD VILLA WITH PARK DESIGNED BY PIETRO PORCINAI FOR SALE IN PERUGIA, UMBRIA

Perugia – Perugia – Umbria



**Interiors**  
895 m<sup>2</sup>

**Bedrooms**  
8

**Bathrooms**  
6

**Total land**  
1.6 ha

In the heart of Perugia, just outside the historic center and a stone's throw from Porta Susanna, period villa with park is for sale. Although located in the city, the villa boasts a beautiful 16,000-m<sup>2</sup> park that is fully fenced and features terraces and an elegant Italian-style garden that ends with a panoramic terrace. The grounds were designed by the renowned landscape architect Pietro Porcinai and are dotted with shade trees and fruit trees.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3010 – VILLA D'EPOCA PERUGIA

**TYPE:** period villa

**CONDITIONS:** habitable

**LOCATION:** city, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 895 square meters (9,630 square feet)

**TOTAL ROOMS:** 26

**BEDROOMS:** 8

**BATHROOMS:** 6

**ANNEXES:** lemon house

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta flooring, vaulted ceilings, panoramic terraces, porch, Italian garden

**EXTERIOR:** 1.6 hectares (3.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**FUEL:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 255.85 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (200m; 2'), Magione (20km; 20'), Passignano sul Trasimeno (28km; 25'), Assisi (29km; 35'), Umbertide (35km; 35'), Bevagna (37km; 40'), Foligno (38km; 40'), Todi (47km; 45'), Cortona (49km; 45'), Spoleto (64km; 55'), Orvieto (79km; 1h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (14km; 20'), Ancona R. Sanzio (117km; 1h 20'), Firenze A. Vespucci (168km; 2h 5'), Roma Ciampino (196km; 2h 20'), Roma Fiumicino (200km; 2h 20'), Pisa G. Galilei (229km; 2h 45'), Bologna G. Marconi (246km; 2h 50')

## VILLA D'EPOCA PERUGIA

In the heart of **Perugia**, just outside the **historic center** and a stone's throw from **Porta Susanna**, **period villa** with **park** is for sale. The imposing building spans a total of five levels. The ground floor is accessed through an elegant enclosed loggia that opens onto the central reception hall. From here, there is access to the kitchen with dining area and pantry, a small sitting room at the rear, the library, and a spacious master bedroom, as well as a guest bathroom. From the loggia, a staircase leads to the first floor, where there is a sitting room with a balcony, four bedrooms, and two bathrooms. Continuing up, one reaches the second floor, which could be configured as a completely independent apartment comprising a living/dining room, kitchen, three bedrooms, and three bathrooms. On the top floor are five attic rooms, very convenient for storage. From the ground-floor kitchen, a staircase descends to the basement, where a large room has been tastefully renovated to create a private wine cellar. Accessible from the outside is the utility room.

Although located in the city, the villa boasts a beautiful **16,000-m<sup>2</sup> park** that is fully fenced and features terraces and an elegant Italian-style garden that ends with a panoramic terrace. The grounds were designed by the renowned landscape architect **Pietro Porcinai** and are dotted with shade trees and fruit trees. A convenient gravel parking area adjacent to the building allows for easy parking of several cars.

Below the belvedere is a **lemon house**, consisting of a large glass-enclosed space (ideal as a summer lounge and/or small event area) and a small but convenient storage shed.







ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE











ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE







ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
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  
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<sup>®</sup> CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup> 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  
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  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE









ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE





ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
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

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)