

CONTEMPORARY VILLA WITH GARDEN FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria



Interiors
262 m²

Bedrooms
4

Bathrooms
3

Garden
1,835 m²

Surrounded by the tranquility of the gentle hills surrounding **Città di Castello**, just 10 km from the historic center and main services, this elegant **contemporary villa** offers the perfect balance between privacy, comfort, and functionality. The property is surrounded by a well-maintained fully fenced **1,800-m² garden**, ideal for fully enjoying outdoor spaces in complete privacy.

The main residence, entirely on the ground floor, stands out for its bright and well-distributed rooms. The living area includes a cozy living room and a practical kitchenette, while the sleeping area hosts four bedrooms and two bathrooms, ensuring comfortable spaces for the whole family. On the basement floor, connected internally but also accessible independently, is a characteristic tavern of about 72 m² with a kitchen, bathroom, and laundry. A versatile environment, perfect as a convivial area.

The property is completed by a large **garage** of about 60 m², capable of comfortably accommodating two cars.

SUMMARY OF THE PROPERTY

REFERENCE #: 3039 – VILLETTA SANTA FELICITA

TYPE: villa

CONDITIONS: good

LOCATION: open and sunny

ACCESS: excellent

INTERIORS: 262 square meters (2,819 square feet)

TOTAL ROOMS: 8

BEDROOMS: 4

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: reinforced concrete structure, ceramic flooring, wooden beams, fireplace, private garage, fenced garden

EXTERIOR: 1,835 square meters (0.4 acres)

GARDEN: yes, around the house

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 170.99 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Città di Castello (10km; 10'), Citeria (20km; 25'), Monte Santa Maria Tiberina (20km; 30'), Monterchi (25km; 20'), Sansepolcro (25km; 25'), Montone (30km; 30'), Anghiari (30km; 30'), Umbertide (35km; 30'), Arezzo (45km; 50'), Gubbio (60km; 50'), Perugia (65km; 50'), Cortona (65km; 1h 5'), Passignano sul Trasimeno (75km; 1h), Assisi (80km; 1h), Siena (120km; 1h 50'), Florence (120km; 1h 55')

CLOSEST AIRPORTS

Perugia San Francesco (60km; 40'), Firenze A. Vespucci (140km; 1h 40'), Bologna G. Marconi (200km; 2h 10'), Pisa G. Galilei (200km; 2h 25'), Roma Ciampino (245km; 2h 35'), Roma Fiumicino (260km; 2h 40')





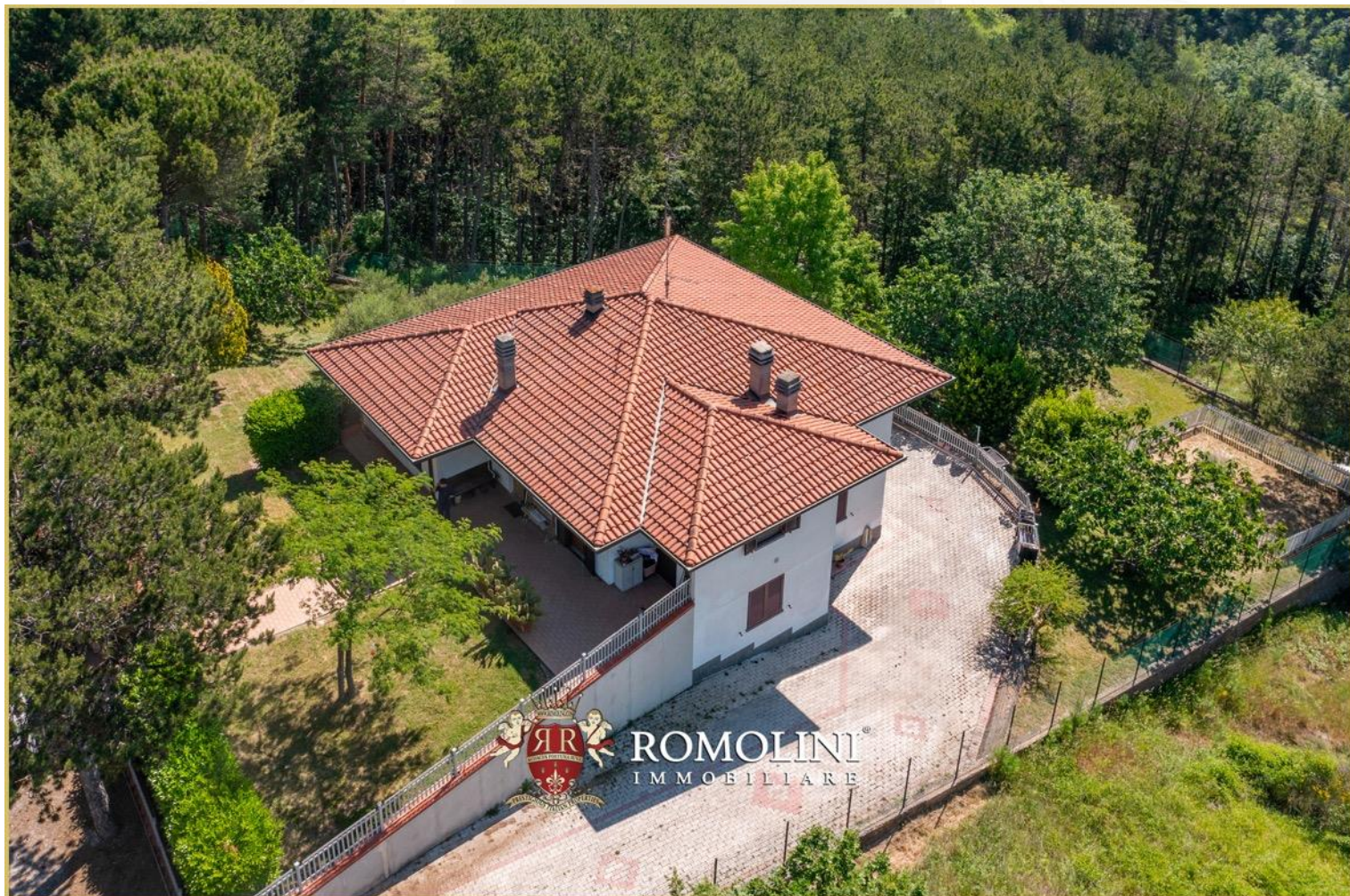












































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