

Ref. 3110 – **VILLA ENEA**

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## MANORIAL VILLA WITH LUSH PARK FOR SALE IN PERUGIA, UMBRIA

Perugia – Perugia – Umbria



**Interiors**  
1,000 m<sup>2</sup>

**Bedrooms**  
7 (up to 8)

**Bathrooms**  
10

**Total land**  
8,300 m<sup>2</sup>

In an open and sunny position, on the edge of a small town near Perugia, a manor villa with garden for sale. The property, completely renovated, is very suitable for tourist-hospitality use thanks to the presence of numerous bedrooms, independent apartments, and comfortable common areas on the lower floors. Its use as a private residence remains possible, perhaps with spaces for occasional guests.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3110 – VILLA ENEA

**TYPE:** manorial villa

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 1,000 square meters (10,760 square feet)

**TOTAL ROOMS:** 23

**BEDROOMS:** 7 (up to 8)

**BATHROOMS:** 10

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, original terracotta floors, vaulted ceilings, brick arches, frescoes, fireplaces, garden, parking area for the guests, original well

**EXTERIOR:** 8,300 square meters (2.0 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 229.85 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (500 m; 2'), Perugia (12 km; 15'), Torgiano (15 km; 20'), Deruta (18 km; 20'), Corciano (22 km; 25'), Bastia Umbra (25 km; 25'), Assisi (30 km; 35'), Marsciano (30 km; 30'), Spello (35 km; 35'), Bevagna (40 km; 40'), Foligno (45 km; 45'), Gualdo Tadino (65 km; 1h), Todi (40 km; 40'), Montefalco (45 km; 45'), Castiglione del Lago (55 km; 50'), Passignano sul Trasimeno (55 km; 50'), Gubbio (65 km; 1h), Orvieto (75 km; 1h 10'), Città di Castello (75 km; 1h 10'), Cortona (85 km; 1h 15'), Terni (90 km; 1h 10'), Arezzo (100 km; 1h 20'), Siena (145 km; 1h 50'), Florence (170 km; 2h), Rome (175 km; 2h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (20 km; 25'), Firenze A. Vespucci (175 km; 2h), Roma Ciampino (190 km; 2h 15'), Roma Fiumicino (215 km; 2h 30'), Ancona R. Sanzio (145 km; 2h), Bologna G. Marconi (220 km; 2h 30'), Pisa G. Galilei (235 km; 2h 50')

## VILLA ENEA

In an open and sunny position, on the edge of a small town near **Perugia**, a **manor villa** with garden for sale. The property, completely renovated, is very suitable for **tourist-hospitality use** thanks to the presence of numerous bedrooms, independent apartments, and comfortable common areas on the lower floors. Its use as a private residence remains possible, perhaps with spaces for occasional guests.

Daily needs services are available about 500 meters from the villa, in the nearby town, and are easily reachable on foot. In less than ten minutes, one can easily reach Perugia and the **E45 highway** junction that provides access to most of Italy, with Rome less than two hours by car.

The **villa** (1,000 m<sup>2</sup> – 10,760 ft<sup>2</sup>, 7 bedrooms and 10 bathrooms), a large elegant building, is spread over five levels in total connected by an elevator, all characterized by large decorated environments including reception halls and a beautiful vaulted cellar on the basement floor. The main entrance opens into a large hall with arches, connected to the central staircase. On the opposite side of the building, there is a large dining room with an adjacent kitchen and breakfast area. Descending to the basement, you reach the fascinating historic cellar with vaulted brick ceilings and three service bathrooms.

From the staircase, one then goes to the upper floors where there are five bedrooms with en-suite bathrooms and two independent apartments on the first floor:

- **Apt. A:** living/dining room with kitchen, two bedrooms, and bathroom;
- **Apt. B:** living/dining room with kitchen, study, bedroom, and bathroom.

The top floor, an attic, consists of two large rooms, partially usable, very suitable as a storage or service environment.

The villa is complemented by a beautiful **2,100-m<sup>2</sup> garden**, fully fenced and characterized by colorful flower beds, gravel paths, and shaded relaxation areas. Outside the boundary wall, there is a convenient **gravel parking lot** for guests and various plots of agricultural land totaling about 6,200 m<sup>2</sup>.





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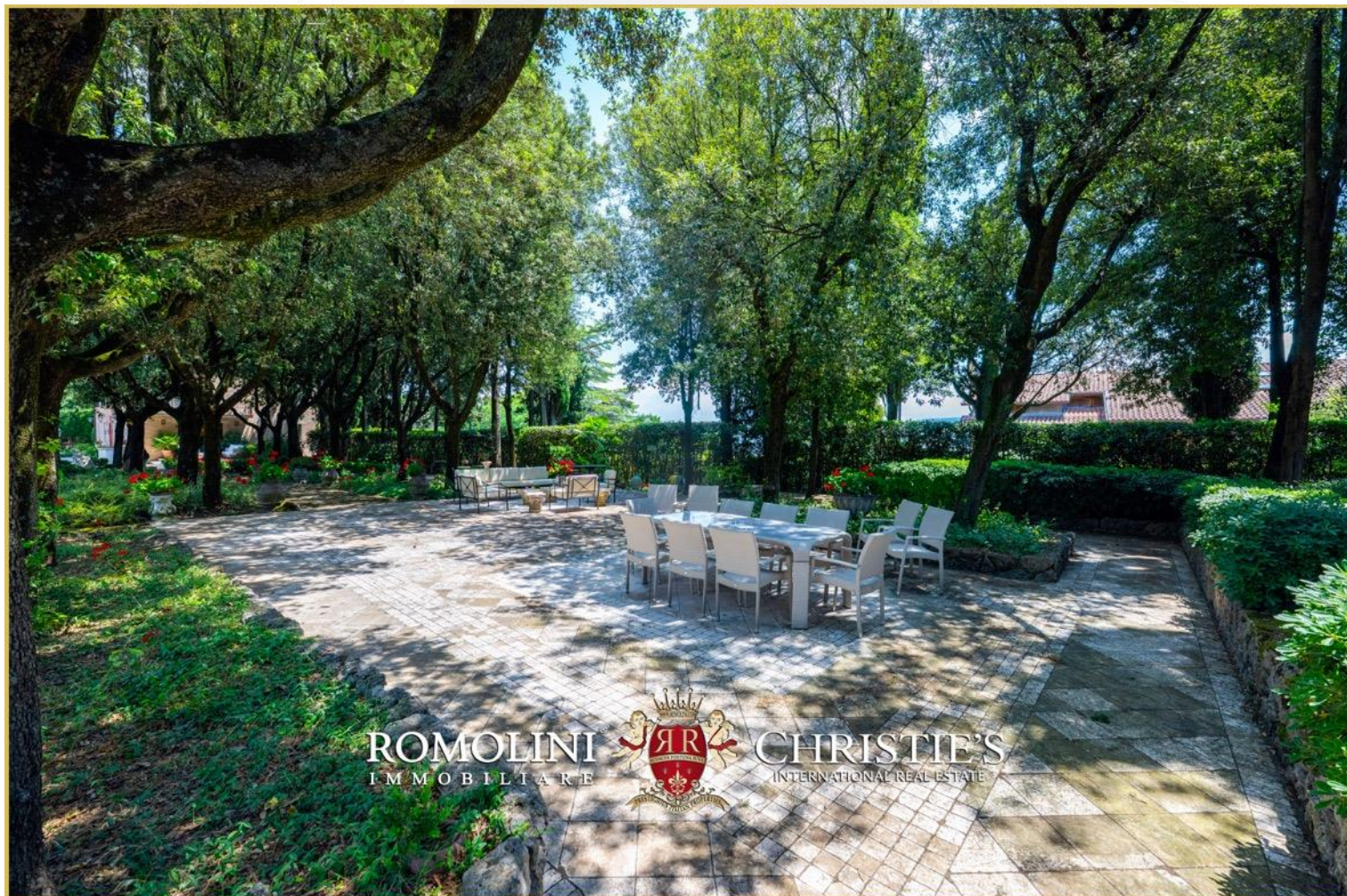
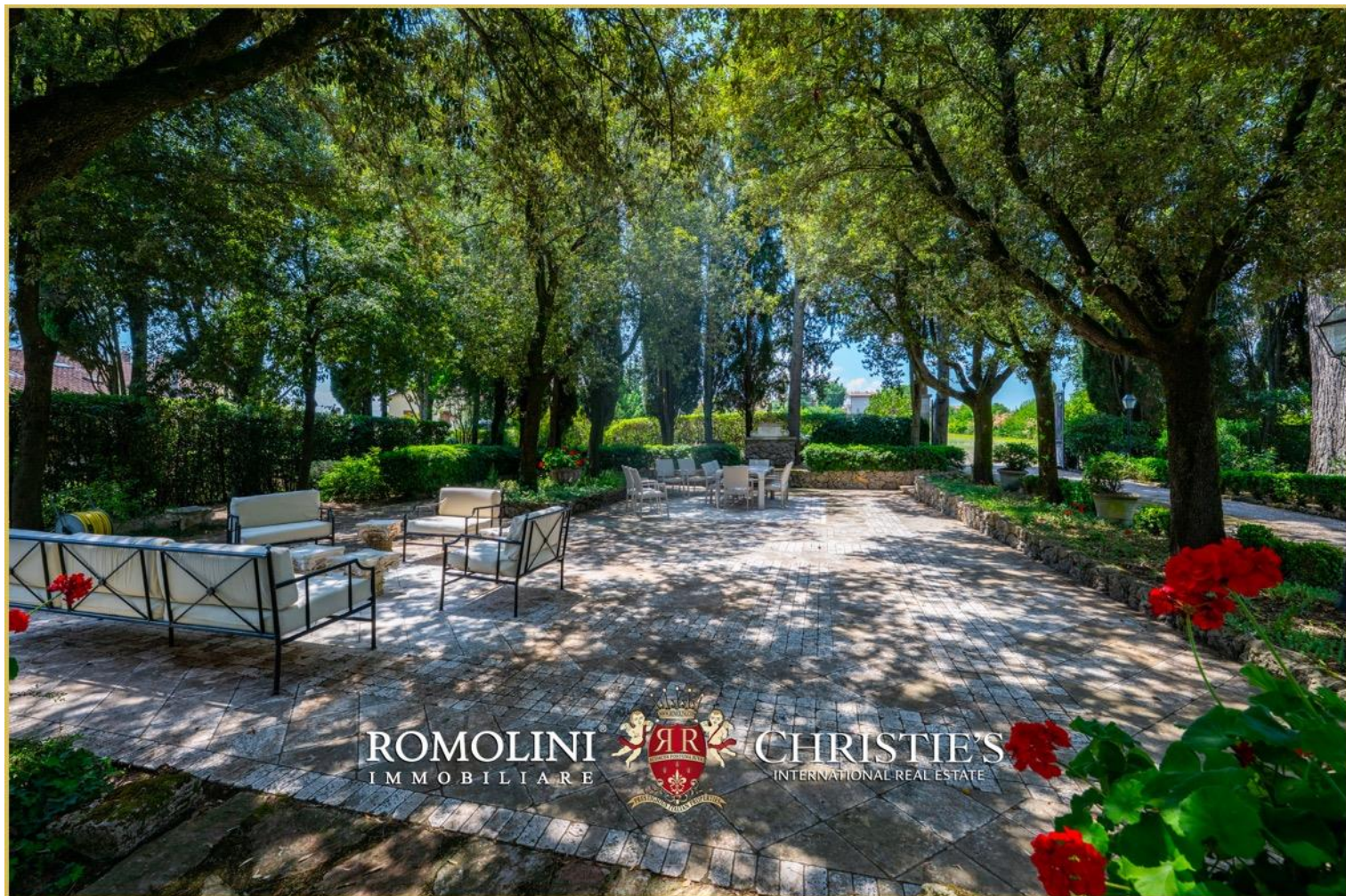
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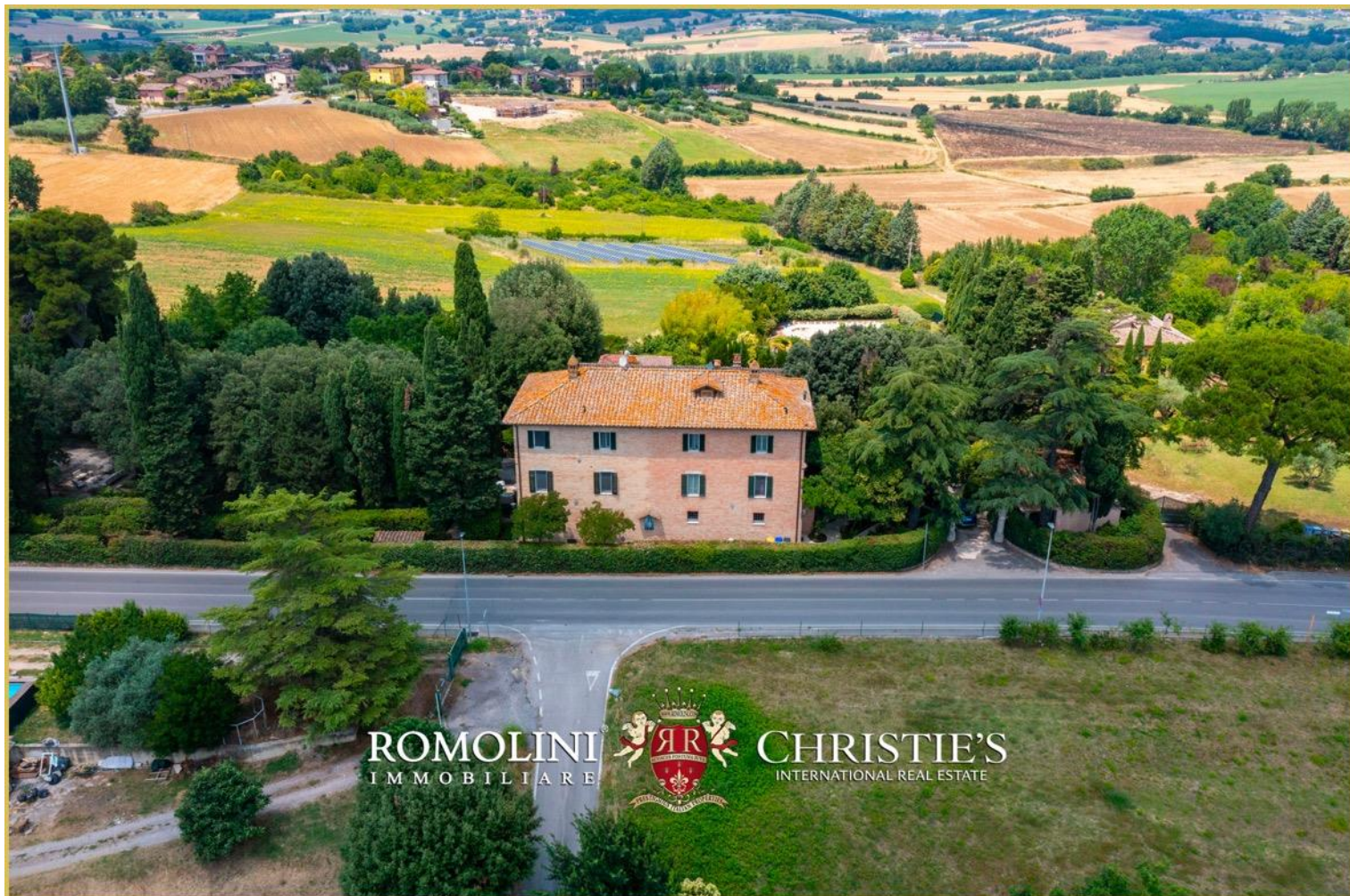


















































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