ROMOLINI IMMOBILIARE

CHRISTIE'S INTERNATIONAL REAL ESTATE

Ref. 3169 – **VILLA ALESSANDRO** www.romolini.com/en/3169

HISTORICAL VILLA WITH PARK AND PRIVATE CHAPEL FOR SALE IN PERUGIA, UMBRIA

Perugia – Perugia – Umbria



Interiors	Bedrooms	Bathrooms
1,378 m²	9	6

Total land
7.0 ha

This historic villa with annexes is located a few kilometers from Perugia, in an extremely convenient and well-served location. The property requires renovation work but is characterized by great development potential for residential and hospitality purposes. The proximity to amenities and the airport (less than a 20-minute drive) is a significant advantage if one is planning to start a tourism-related business.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3169 – VILLA ALESSANDRO
TYPE: manorial villa
CONDITIONS: to be restored
LOCATION: open and sunny
ACCESS: excellent, paved road

INTERIORS: 1,378 square meters (14,829 square feet)
TOTAL ROOMS: 38
BEDROOMS: 9
BATHROOMS: 6
ANNEXES: lemon house, chapel

MAIN FEATURES: stone and brick walls, wooden beams, frescoed ceilings, terracotta and parquet flooring, panoramic terrace, park

EXTERIOR: 7.0 hectares (17.3 acres)
GARDEN: yes, around the villa
SWIMMING POOL: no

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: to be connected
ADSL: possible
GAS: natural gas
ENERGY CERTIFICATE: G ($EP_{gl,\ nren}$ = 169.57 kWh/m^2year)
HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (800m; 2'), Perugia (5 km; 10'), Corciano (15 km; 20'), Torgiano (15 km; 20'), Deruta (20 km; 25'), Bettona (25 km; 30'), Assisi (30 km; 35'), Bastia Umbra (25 km; 30'), Marsciano (30 km; 35'), Umbertide (40 km; 40'), Bevagna (40 km; 45'), Spello (35 km; 40'), Gubbio (50 km; 55'), Foligno (45 km; 45'), Todi (45 km; 50'), Passignano sul Trasimeno (35 km; 40'), Magione (25 km; 30'), Castiglione del Lago (50 km; 55'), Città di Castello (55 km; 55'), Montefalco (50 km; 55'), Orvieto (85 km; 1h 15'), Spoleto (70 km; 1h 10'), Cortona (65 km; 1h), Arezzo (90 km; 1h 15'), Siena (130 km; 1h 45'), Florence (155 km; 1h 50'), Rome (175 km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (15 km; 20'), Ancona R. Sanzio (130 km; 1h 35'), Firenze A. Vespucci (165 km; 1h 55'), Rimini Federico Fellini (175 km; 2h), Bologna G. Marconi (230 km; 2h 30'), Pisa G. Galilei (230 km; 2h 35'), Rome Ciampino (180 km; 2h), Rome Fiumicino (195 km; 2h 10')

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VILLA ALESSANDRO

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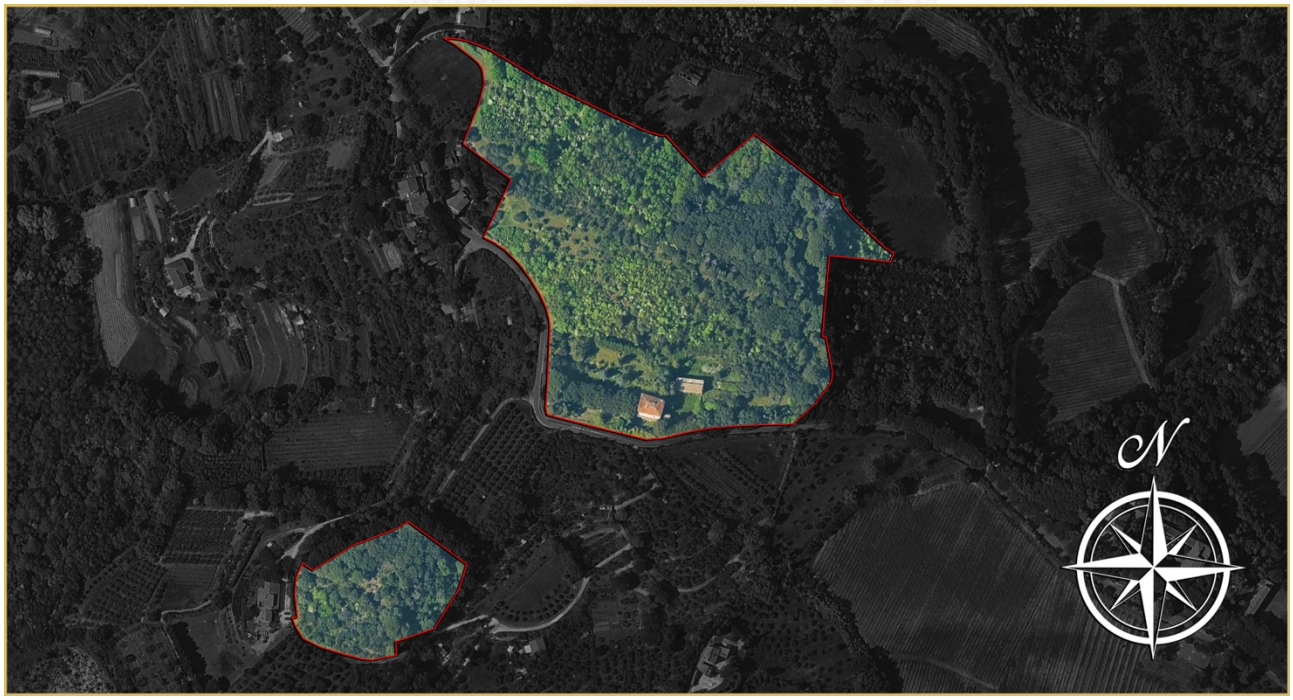
The **manor house** (830 m² – 8,931 ft², 8 bedrooms and 6 bathrooms) is a large elegant building that once belonged to the noble **Antinori family**. Structured on four floors, the residence requires renovation and modernization work: the internal layout is organized in such a way that the building could be used either as a single large private home or divided into three independent apartments. The floors are also connected by a convenient elevator.

- ***Basement***: cellars, storage rooms, laundry room, and garage;
- ***Ground floor***: formal living room with loggia, lounge, dining room, kitchen, bedroom with en-suite bathroom, service bedroom and bathroom;
- ***First floor***: living room with terrace, kitchen, three bedrooms, study and two bathrooms;
- ***Second floor***: living room, lounge, kitchen, three bedrooms and two bathrooms.

A charming **private chapel** (14 m² – 150 ft²), also needing renovation, is located right next to the villa and resembles in appearance a medieval stone building with battlements.

The **former lemon house** (534 m² – 5,748 ft²) is a large two-story building composed of spacious rooms with large windows, ideal for events.

The villa is surrounded by a **park of about 10,000 m²** dotted with tall trees and very suggestive also for events and ceremonies. All around, there are then 6.0 ha of wooded agricultural land ensuring privacy and seclusion.



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