



**Villa, castle and annexes with park,
 swimming pool and paddock in
 Perugia**

Italy, Umbria

Price:	€ 6 000 000
Object type	Mansion, castle, estate, House, Winery, Hotel Apartment
House type	Detached house
Market	Resale
Bedrooms	15
Number of rooms	25
Land area	1000000 m2
Area	5000 m2
Category	For sale



The Ascagnano estate consists of a historic cluster of buildings located on a plateau which dominates the entire upper Tiber Valley.

Included is an 11th century Medieval Castle, a Villa dated between 1600-1800, an annex for guests, a church, a greenhouse, two farmhouses and a park of about 3.5 hectares equipped with a horse paddock, a swimming pool with gazebo, a tennis court and a covered area with a barbecue.

The 800 sq m Medieval Castle retains all the architectural features of the period and is connected to the villa by an underground tunnel.

The Villa is in full working order and is very well maintained with excellent finishes. With frescoed interiors, there are also several precious works of art.

In addition to fine furniture and paintings, there is an important catalogued collection of Etruscan artefacts and also a room which was frescoed by Gerardo Dottori, an artist of the Futurist movement. The floors, fixtures and architectural masonry are of great value, some of which are original dating back to the eighteenth century.

The internal layout of the villa is on three levels.

On the ground floor is the living area with kitchen, lounges, a library, and a study.



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On the first floor is the sleeping area with master bedrooms, bathrooms, and a living room.

There is direct access to the garden in front of the castle and to the part of the building that once housed the ancient stables which is now used as a playroom.

On the second floor are additional bedrooms and bathrooms.

In the portion of the garden in front of the main entrance of the villa is a small church and a frescoed greenhouse overlooking an Italian garden.

The completely fenced park has centuries-old plants and trees of a various species such as sequoias, cedars, oaks, and holm oaks.

There is a swimming pool, tennis court (basketball), soccer field, covered area with barbecue, changing rooms; stables, and a riding school.

The remaining buildings which total 2000 square meters, are also part of the historic core and are located within the park with various designations such as accommodation for guests, caretakers' and servants' housing, cellars and warehouses.

Consistencies:

- Medieval Castle 800 sqm
- Villa 2,200 sqm
- Accommodation and services 2,000 sq m
- 10-hectare park

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