



**Villa and annexe with swimming pool surrounded by greenery near Perugia - Umbria.**

*Italy, Umbria*

<b>Price:</b>	<b>€ 1 280 000</b>
<b>Object type</b>	Mansion, castle, estate, House, Hotel Apartment, Winery
<b>Market</b>	Resale
<b>Bedrooms</b>	5
<b>Land area</b>	11000 m2
<b>Area</b>	490 m2
<b>Category</b>	For sale



This residence is located in a picturesque area of Umbria. The property includes a stone villa on two levels; an annexe and a swimming pool.

On the ground floor there is a kitchen with a dining room, a utility bathroom, a living room with a stone fireplace and a dining room.

Going up to the second floor, you will see a spacious hallway, two bedrooms with double beds, a dressing room and a separate bathroom in each, as well as a small bedroom with its own bathroom.

The extension with a brick façade and parquet flooring occupies two levels.

On the ground floor of the extension there is a large living room with access to the pool, and on the second floor there is a kitchen with a dining room and two bedrooms with two bathrooms.

Pool maintenance and water collection tank areas add practicality and functionality.

The plot of land of more than 11,000 m<sup>2</sup> offers complete privacy.

This prestigious residence combines old-world charm with modern technology. Original terracotta floors, wooden beamed ceilings and a stone fireplace. The annexe has parquet floors and brick details.

Perugia is a city located in the Umbria region of central Italy. Perugia is also known for being home to the University of Perugia, founded in 1308. The city is known for its annual arts and music festival called Umbria Jazz, attracting artists and enthusiasts from all over the world. Perugia is also known for its chocolate production and is home to the famous chocolate house Perugina, known for its iconic Bacio Perugina chocolate.



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Perugia city centre - 10 km.  
Umbria Airport - 20 km.  
Lake Trasimeno - 20 km.  
Florence - 150 km  
Rome - 180 km

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