



Rif. 1683



Lionard S.p.A.

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## Umbria Perugia Farm for sale on the Umbrian hills



### DESCRIPTION

This **farm for sale** is just a few kilometers from **Lake Trasimeno**, among **Umbria's green hills**.

This **property for sale** is in extraordinary position on the side of a hill, enveloped by an old olive grove with a hilly landscape in the back, which is adorned by thick oak forests.

This **villa for sale** is surrounded by a luxuriant park with centuries-old trees featuring some rare and wonderful pine trees peeking from behind the villa.

This luxurious estate has been carefully built by following the typical Tuscan and Umbrian style featuring natural stone walls and "mandolato" windows. Conversely, this villa's rooms feature modern and high-quality materials such as wooden floors, marbles, and wooden beams; this estate is also equipped with all modern comforts.

There is a charming 77m2 veranda adjoining this **house**. It has a brick roof and it's the ideal place for eating outside while surrounded by nature. It is also possible to enclose the veranda and make it part of the main estate.

This **prestigious** two-storey **country house** has a total surface area of 320 m2, each floor has a private entrance from the garden. On the ground floor, you will find a wonderful hall, a large rustic-

style eat-in kitchen equipped with a typical wood-burning oven, and a passageway with direct access to the veranda. There is also a study area where it is possible to build a bathroom.

On the left wing of the ground floor there is a large hall that measures 150m<sup>2</sup> and can be converted according to your needs (as a cellar, study, living room, or en-suite bedroom).

A stunning, wooden staircase leads to the upper floor which is home to a living room, a kitchen with a dining room, and two large double bedrooms with their own bathroom made of high-quality marble.

The upper floor boasts some typical “mandolato” windows and fantastic glass windows with a breathtaking view over the Chiana valley and the famous Etruscan city of Cortona.

To complete this **complex for sale** there is also a 556m<sup>2</sup> ancient ruin which already has a restoration project; it is located in a high position with a spectacular view over the Chiana valley and the valley of Lake Trasimeno.

This charming **property** surrounded by woods, olive groves and vineyards fully enjoys a very private position, making it ideal for those who love private and calm places, but it is also just a few kilometers from the city center and its services.

## TECHNICAL DETAILS

### LOCATION

Located in a strategic position between wonderful art cities such as Florence, Rome and Siena, **Perugia** is one of the most charming cities in Italy, with its five historic districts enclosed by ancient Etruscan walls.

Most of the historical, artistic and urban origins of Perugia go back, however, to the Middle Ages and Renaissance. The undisputed symbol of the town is the Fontana Maggiore, built in the Thirteenth Century. Another place of interest is the Palazzo dei Priori, on whose doors are located the famous statues of the Griffin and the Lion, other symbols of the city.

**Perugia** as well as the villages around it, are home to fabulous **luxury villas** and **period estates**, scattered between the walls of the town and the leafy countryside.

Region: Umbria

Province: Perugia

Type: luxury villa

Internal surface: 320 m<sup>2</sup>

External surface: 160 hectares

3 bedrooms

4 bathrooms

Ruined building with restoration project: 556m<sup>2</sup>



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Outbuilding  
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Cortona 8 km - Perugia 34 km – Assisi 55.5 km – Gubbio 69 km – Terni 112 km – Arezzo 63.7 km –  
Siena 79 km – Florence 120 km – Viterbo 145 km

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**Price: On Application**



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## PROPERTY PHOTOS



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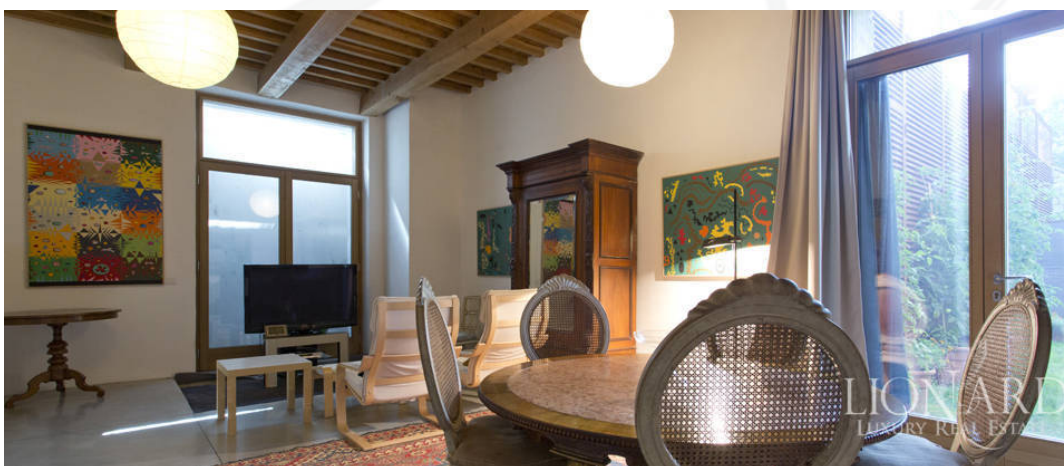
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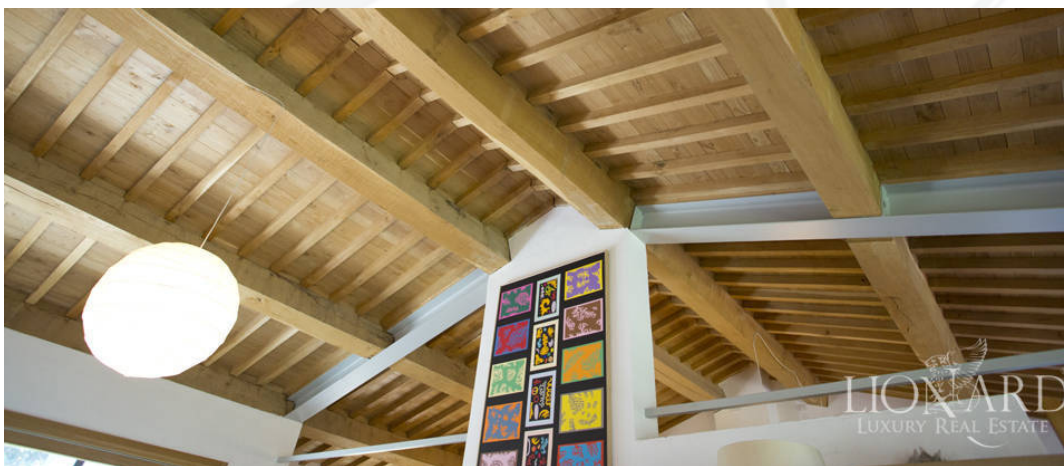


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