



COLDWELL BANKER

V&G IMMOBILIARE

V&G Immobiliare
Via Flaminia, 2 - 06049 Spoleto (PG)
(+39) 0743 222987

Villa for sale in Gubbio

€ 140.000

Ref. CBI057-315-30208



340 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

Welcome to Monteluiano, a magical location located a few kilometers from the center of Gubbio, with a dominant position offering a breathtaking panoramic view of the picturesque town. Here is an extraordinary opportunity: a spacious two-level detached villa, set in a lovely plot.

With an area of approximately 210 square meters, this residence comprises on the ground floor a large living room, a generous kitchen, a bathroom with an anteroom, a pantry and a boiler room. On the upper floor, however, there are four bedrooms, three bathrooms and a spacious dressing room.

The ground floor also houses a garage of over 30 square meters and a porch of about 50 square meters, perfect for enjoying moments of relaxation in the open air. But the real wonder is the 50 square meter panoramic terrace on the first floor, which offers a breathtaking view, as well as a balcony that completes the enchanting picture.

The two floors are connected by both an internal staircase and an external staircase, which offers the possibility of dividing the property into two separate residential units. An ideal option for those who want to combine privacy and conviviality.

But that is not all. The land surrounding this property is a real gem. A pleasant garden with trees and a wood extend over a total of 1.7 hectares, offering an oasis of tranquility and the possibility to explore unspoiled nature.

Currently, the villa needs renovation work following the seismic events of 2016, but fear not! Local experts have already started the procedures for obtaining a grant that will cover 50% of the costs necessary for the restoration. Therefore, you will have the possibility to customize and make this residence a real jewel tailored for you.

Don't miss this opportunity to live in an enchanting place, surrounded by the beauty of nature and spectacular views.

V&G Immobiliare

Via Flaminia, 2 - Spoleto (PG) - (+39) 0743 222987
spoleto@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



Certification

Energy Class: G

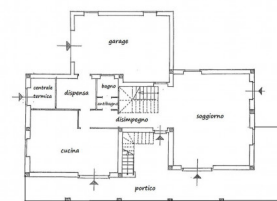
Features

Property ID: CBI057-315-30208	Contract: Sale
Categoria: Villa	Address: frazione Monteluiano
Municipality: Gubbio	Total sqm: 340 sq.m.
Bedrooms: 4	Bathrooms: 4
Rooms: 10	Internal condition: To be renovated
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Carport
Date of construction: 1970	Current Status: Available after the deed of sale
Garden: Private	Kitchen: Regular Kitchen
Garage: for three cars	









PIANO TERRA



PIANO PRIMO