



Villa for sale in Perugia

Ponte Pattoli

Price on Application

Ref. CBI160-2553-23



450 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 20

PROPERTY DESCRIPTION

In the hamlet of Ponte Pattoli, a few kilometers from the city of Perugia, we offer for sale this historic stone villa which is part of the seventeenth-century estate of Count Meniconi Bracceschi of Ponte Pattoli. The property, distributed on two levels, covers an area of approximately 450m² and is made up of the main apartment on the first floor, equipped with a large living room with fireplace, a modern kitchen furnished with BOFFI furniture and Corian worktop, three bedrooms, a bathroom with bathtub, a second bathroom with double shower and velux with rain sensor.

On the ground floor, we find a second independent apartment with entrance from the outside, composed of a large and bright living room with kitchen and dining area, bedroom with en-suite bathroom, a second service bathroom and a large room currently used as a warehouse .

There is already a provision to internally connect the first floor with the ground floor, via a specific staircase to be built.

The structure is also enriched by an annex where a mezzanine garage with overhead door has been created and a small annexe equipped with bathroom, shower and provisions for a laundry room or a small kitchen. In front, a relaxation area with a Treesse



hydromassage tub with chromotherapy, equipped with a cover with double lamellar aluminum opening with LED backlighting and Alexa controls. To complete the outdoor spaces, a paved shed (9 x 6 m), currently used partly as a car garage and partly as a heated winter greenhouse and a fenced wooden tool shed.

THE GARDEN

The strong point of this house is undoubtedly the beautiful 1500 m2 perimeter garden, impeccably cared for and finished, served by an original 7 meter deep artesian well, an underground irrigation system and a Stihl electric robot for cutting the grass. Furthermore, an area has already been prepared for the possible construction of a swimming pool, with water and electricity connection. In this splendid park, which also offers a production of prized winter black truffles, it is possible to admire 13 bonsai olive trees with ornamental pruning and two centuries-old olive trees, as well as lime trees, century-old oaks, fruit trees and ornamental plants. Here too, the entire surface is served by an automated irrigation system with rain sensors and a second stone-lined well with an inexhaustible water source. In addition to six fountains and water outlets, two small wells with bayonet connections and three dog drinkers with float valves. The entire external area is illuminated by light points with LED lamps with twilight sensor.

STATE AND FINISHES

The property is in excellent habitable condition immediately. Completely renovated and finished in every detail with high-quality and high-quality materials, with the aim of creating a perfect combination of ancient and modern. In fact, typical Umbrian elements have been maintained such as stone, the original terracotta floors, the 19th century walnut entrance door and other ancient doors. The property, as well as the annex and the external garage, are covered by an armory system connected to the Police Force Operations Centre. The house is also equipped with a 6 kW photovoltaic system, with latest generation panels that guarantee total coverage of expenses, as well as an air conditioning system present in some of the rooms. In all rooms there is a piped audio system, controlled both by the light sockets and by two LCD displays.

USE AND POTENTIALITY

This splendid offers both charm and maximum comfort, perfect for those seeking a balance between ancient and modern. Located in a strategic position in a quiet residential area, it remains very close to all the main services, the highway and the city of Perugia.

Certification

Energy Class: A1

Features

Property ID: CBI160-2553-23	Contract: Sale
Categoria: Villa	Address: Strada della Milizia, 2
Zip Code: 6134	Municipality: Perugia
Zona: Ponte Pattoli	Total sqm: 450 sq.m.
Bedrooms: 4	Bathrooms: 5
Rooms: 20	Internal condition: Restored
Floor: 2	Total floors: 2
Independent heating: Heating	Parking space: Carport
Date of construction: 1900	Current Status: Available after the deed of sale
Garden: Private, 1.500 sq.m.	Kitchen: Regular Kitchen
Garage: for two cars	







CB Best Properties

Via Leonardo da Vinci 23 - Gubbio (PG) - (+39) 075 9276639
 gubbio@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962







**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**



CB Best Properties

Via Leonardo da Vinci 23 - Gubbio (PG) - (+39) 075 9276639
gubbio@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962