



UMBRIA REAL ESTATE
S I N C E 2 0 0 2

RESIDENZA D'EPOCA



Ref: V124

Umbria - Perugia - Perugia

PRICE: 3.500.000,00

GENERAL INFORMATION

Surface: 1200.00 Mq
Bedrooms: 0
Bathrooms: 8
Swimming pool: Si
Terrain: 70 ha

Dating back to the 1700s, once a convent, it is now a splendid historic residence, located in Umbria a few kilometers from Perugia and the airport of San Francesco d'Assisi, in a panoramic hilly, quiet and exclusive area.

Over the centuries it has changed its use several times: convent, hunting lodge, farm and private residence. Ecclesiastics, nobles and entrepreneurs who have been owners of this property, have contributed over time to expand it, making it more and more fascinating thanks also to the splendid frescoes, giving it the charm of a splendid Historical Residence, located in a dominant position, surrounded by greenery and a few kilometers from the city of Perugia.

Together with the villa is sold a large land of about 70 hectares (mostly wooded) of which about 8 hectares with old trees surrounding the villa of about 1200 square meters, part of the land is fenced by ancient walls built in dry stone, with 8 driveways and independent entrances.

In addition to the villa, 4 more buildings complete the property: an office building in need of restoration, a farmhouse to be renovated, a tool shed with building land, and a horse stable of about 700 sqm.

The villa is divided into 3 floors enriched by frescoes and on the main floor by polychrome marble and Byzantine mosaic, large fireplaces are present in most of the halls.

On the Basement Floor we find 4 large frescoed halls with terracotta in the floors, 2 bathrooms, cloister with limonaia, an ancient grottino used to store wines, Byzantine mosaic park bathroom and a beautiful swimming pool.

The particularly charming Ground Floor (piano nobile) features a beautiful frescoed corridor leading to the Blue Room, the Red Room and the library, an original Byzantine mosaic bathroom on one side and an elegant study and kitchen on the other.

From this floor there is access to the large panoramic terrace and via 2 parallel staircases there is access to the First Floor consisting of 4 master suites with en suite bathrooms currently in need of restoration. The Floors are also connected by elevator.

Garage with 7/8 parking spaces.

Utilities: natural gas heating, communal water, water reserve.

Distances: international airport of Umbria San Francesco di Assisi is about 20 minutes away. Freeway exits are about 5 minutes away and from here you can reach: Rome in just under 2 hours, Florence in 1 hour 30, Siena and lower Tuscany in 1 hour.

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