



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

## ANTICA CANONICA



Ref: NV938

Umbria - Perugia - Marsciano

PRICE: 150.000,00

## GENERAL INFORMATION

Surface: 326.00 Mq  
Bedrooms: 0  
Bathrooms: 2  
Swimming pool: No  
Terrain: 0 ha

Immersed in a landscape of particular value, inside the small and characteristic medieval village of Monte Vibiano Vecchio (Perugia), in a building of historical interest (1400 AD) adjacent to a church, built from sky to ground with exposed stone exterior and triple view, equipped with independent entrance and divided into units as described below.

### UNIT A

Apartment with independent entrance located on the ground floor and divided into living room with kitchenette, double bedroom, single bedroom, bathroom and small outdoor space of relevance.

The apartment, which formerly housed the elementary school of the village, was completely renovated about 10 years ago with attention and care to detail, highlighting all its authenticity.

The living area is characterized by vaulted ceilings, while in the sleeping area there are attics with wooden beams and terracotta tiles and stone walls, the floors are in terracotta and oak wood strips, in the renovation the charm and historical value of the building has been preserved.

Finished with wooden window frames with double glazing, internal shutters and mosquito nets. Heating is via a pellet stove and boiler for hot water production and the stoves are powered by an LPG cylinder.

The apartment is completed by a cellar/storage room with a water accumulator and in the basement an additional room used as a cellar of approximately 27 square meters.

The apartment is sold including the existing furnishings.

### UNIT B

Ground floor: a room used as a basement with typical ceilings with wooden beams and tiles and a staircase to access the upper floor, covered in pietra serena.

First floor: hallway, living room with fireplace, kitchen with fireplace, 3 bedrooms and bathroom; in all the rooms the ceilings with wooden beams and tiles are clearly visible, exposed stone walls and in some rooms frescoes dating back to the early 1900s are partially visible.

Second floor: 2 bedrooms with the possibility of being mezzanines, one of which with access to a delightful panoramic terrace overlooking the surrounding villages and hills.

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