UMBRIA REAL ESTATE
SINCE 2002

VILLA TRA MARSCIANO E ORVIETO



Ref: NV940

Umbria - Terni - San Venanzo

PRICE: 175.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 186.00 Mq
Bedrooms: 3
Bathrooms: 2
Swimming pool: No
Terrain: 0 ha

Between Marsciano and Orvieto, in the area below Mount Peglia which has been awarded the Unesco recognition as a MAB Reserve area, a delightful villa with a garden with stone finishes.

The villa, built in the 70s based on the ideas of a local architect, is approximately 180 square meters on three levels as follows:

- Ground floor: garage, cellar, beautiful rustic living room with fireplace, utility room and woodshed

- Raised floor: entrance, double living room, one of which is very large with a 180-degree terrace, eat-in kitchen and bathroom

- First floor: two double bedrooms, also with access to a 180-degree terrace, small bedroom, large bathroom with tub and closet

The garden is very well-kept, created through terraces that slope down to the road, and has an irrigation and lighting system, and there is also a well.

The property is completely fenced, has a double entrance (pedestrian and vehicular) and has a private access road, all asphalted.

The house is in excellent general condition, inserted in a context of quiet and tranquility but not isolated and with services a few minutes away by car and also lends itself very well both to be lived in and to possibly be able to start a hospitality business.

Utilities: well, LPG heating system

Distances: Marsciano 19 kms - Orvieto 27 kms - Perugia 51kms - Roma 144 kms