UMBRIA REAL ESTATE
SINCE 2002

VILLA LA CONTESSA



Ref: NV946

Umbria - Terni - Giove

PRICE: 780.000,00

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

GENERAL INFORMATION

Surface: 370.00 Mq
Bedrooms: 5
Bathrooms: 5
Swimming pool: Si
Terrain: 1.2 ha

Magnificent representative Villa with 12,000 of park and land in the green and lush Umbria.

The house has an important structure with particularly valuable finishes. The surrounding park is full of trees and shrubs typical of the Umbrian vegetation and hosts a splendid swimming pool.

The villa is divided into 3 levels for a total of approximately 340 square meters in addition to patios and porches.

On the ground floor we find: a large living room with fireplace and porch, a large kitchen with adjoining dining room, bathroom, wardrobe, bedroom with private bathroom and utility rooms such as: laundry room and technical room.

On the first floor we have, with an independent entrance through an external staircase with loggia: living room with fireplace, master bedroom with terrace and bathroom.

On the second floor we find: three bedrooms, hallway and bathroom.

An energy efficiency of the property has recently been carried out with the installation of a photovoltaic system on a 3-place carport. The system is 12 Kw and is equipped with storage batteries for 24 Kw. A heat pump, supported by a boiler, powers the heating of the house. Solar panels with storage boilers have been installed to ensure hot water. Charging station for cars up to 6 Kw.

In addition to the public utilities that serve the property, in the garden there is a spring well that powers the irrigation system.

The connection to the main communication routes, motorway and train station just a few minutes away by car, make this magnificent residence ideal as a main home, with potential for the development of a possible tourist accommodation business.

We are located in Umbria near the border with Lazio, less than an hour from Rome, half an hour from Viterbo, Terni and its Marmore waterfalls. From here it is possible to reach Orvieto via the A1 just 35 km away, but also Perugia, Assisi, Gubbio, Florence, Naples and many other wonderful cities in central Italy.

Energy class D EP gl,nren 82,160 Kwh/mq year.