



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA CONTEMPORANEA CON PISCINA A FOLIGNO



Ref: NV954

Umbria - Perugia - Foligno

PRICE: 625.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 175.00 Mq

Bedrooms: 3

Bathrooms: 2

Swimming pool: Si

Terrain: 0.12 ha

Just minutes from the historic center of Foligno, nestled in the tranquil Umbrian countryside, lies this splendid contemporary villa, a symbol of innovation and comfort. Built in 2020 and partially renovated in 2024, the property extends over a single level, offering approximately 175 square meters of living space designed with attention to detail to ensure a modern and refined living experience.

The entrance leads to a spacious open-plan living room, perfect for a future kitchen. Large windows create a harmonious connection between interior and exterior, offering views of the garden and pool, while natural light fills the rooms, creating a welcoming and relaxing atmosphere. High-quality materials and thoughtful architectural solutions immediately convey elegance and modernity.

The villa is a concentration of advanced technology. A latest-generation Vimar home automation system was installed in 2024, allowing for convenient remote management of every home function, from opening the gates to regulating the internal climate control. Underfloor heating and cooling, combined with a controlled mechanical ventilation system, ensure optimal comfort year-round, maintaining an ideal indoor climate and controlled humidity.

The home features a professional alarm system with door, window, vibration, and motion sensors, complemented by internal and external cameras with dual backup. The internet connection is provided by Starlink, for fast and stable Wi-Fi.

Outside, the meticulously maintained garden, equipped with automatic irrigation, surrounds the swimming pool, the true heart of outdoor relaxation. The villa includes a high-speed charging station for two cars, confirming its eco-friendly vocation. From an energy perspective, the residence meets the highest standards: class A4, with 9 kW of photovoltaic panels already installed and provision for an extension up to 25 kW, ensuring clean energy and efficiency. The large double-glazed windows ensure thermal and acoustic insulation, while integrated sunshades and click-off mosquito nets offer maximum comfort.

Every detail is designed for quality of life: from the wood-burning fireplace with double smoke-proof ventilation, ideal for creating a warm atmosphere, to the coded security door and complete soundproofing, ensuring absolute privacy.

The villa is designed to ensure tranquility and privacy, with no view of neighbors thanks to the hedges surrounding the property.

This residence is the ideal choice for those who want to live in a modern and technologically advanced environment, with all the comforts, just steps from the historic heart of Foligno yet immersed in the tranquility of the Umbrian countryside.

The strategic location allows you to quickly reach iconic Umbrian destinations, such as Assisi, Spello, Perugia, and Spoleto, all in less than 30 minutes.

Foligno enjoys excellent transport links: its proximity to the SS75 and the motorway allows you to reach Rome in just over an hour and Florence in about two. The train station offers rapid connections to major Italian cities, while regional airports, including Perugia, further expand travel options.

Utilities and Systems

Umbria Real Estate - Via Umberto I, 46 - Marsciano

Home automation, underfloor heating/cooling, controlled mechanical ventilation, alarm with door/window/vibration/motion sensors + internal and external cameras with double backup, Wi-Fi, energy from 9 kW photovoltaic panels (prepared for up to 25 kW), A4 energy rating, automatic garden irrigation, high-speed charging station for two cars