



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## CASALE GINEPRO



Ref: NV956

Umbria - Perugia - Bettona

PRICE: 850.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 484.00 Mq

Bedrooms: 6

Bathrooms: 5

Swimming pool: Si

Terrain: 2.7 ha

### Prestigious Panoramic Villa with Infinity Pool and Private Park

This exclusive, spacious villa is situated on the summit of a hill in a dominant and secluded position, offering a spectacular 360° panoramic view, immersed in absolute peace and maximum privacy.

Built with exposed local stone, the property blends harmoniously with the surrounding landscape and stands out for its high-quality construction, generous living spaces, and timeless elegance. Wooden window frames with shutters ensure comfort and architectural coherence.

The private park of 27,000 m<sup>2</sup>, fully fenced and meticulously maintained, features lawn, ornamental plants, olive trees, fruit orchard, and a rose garden, creating ideal areas for relaxation and outdoor living. The centerpiece of the outdoor area is the magnificent 18 x 10 meter infinity pool, perfect for moments of well-being and social gatherings while enjoying open views of the landscape.

Outdoor spaces are completed by a shaded pergola with vine coverage and an annex with a fully equipped outdoor kitchen, perfect for lunches, dinners, and events in complete privacy.

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### Interior Spaces

The villa is developed on multiple levels and offers a functional and versatile layout, suitable for both residential use and representative purposes.

It's possible to buy more land (about 6 hectares) with cubage.

### Ground Floor

- Large living area with a dramatic four-sided fireplace
- Dining room and open-plan kitchen totaling over 100 m<sup>2</sup>
- 2 bedrooms
- 2 bathrooms
- 40 m<sup>2</sup> porch and 130 m<sup>2</sup> paved terrace

### First Floor

- 4 bedrooms
- Living room with fireplace
- Separate kitchen
- Access to a 35 m<sup>2</sup> panoramic terrace

### Basement Level

- Independent 113 m<sup>2</sup> apartment, ideal for guests, staff, or as a self-contained unit

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### Exclusive Features

- Unique 360° panoramic view