UMBRIA REAL ESTATE
SINCE 2002

CASALE GINEPRO



Ref: NV956

Umbria - Perugia - Bettona

PRICE: 765.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
www.umbriarealestate.com - 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 m², 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 × 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.

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 hectars) with cubage.

Ground Floor

- Large living area with a dramatic four-sided fireplace
- Dining room and open-plan kitchen totaling over 100 m²
- 2 bedrooms
- 2 bathrooms
- 40 m² porch and 130 m² paved terrace

First Floor

- 4 bedrooms
- Living room with fireplace
- Separate kitchen
- Access to a 35 m² panoramic terrace

Basement Level

- Independent 113 m² apartment, ideal for guests, staff, or as a self-contained unit

Exclusive Features

- Unique 360° panoramic view