



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Perugia (PG) Via Col di Lana 2

### Prestigious villa in Umbria

Prestigious period villa in Umbria with breathtaking views, just a few kilometres from Perugia and in a strategic position from the main cities of art such as Venice, Siena, Rome, Assisi and Pisa. A totally restored exclusive property immersed in 100 hectares of land of which 8 hectares of private secular park, 8 imposing gates, 8 enchanting fountains inside and a wonderful swimming pool. The villa, measuring approximately 2,100 square metres, is arranged on three levels where there are important frescoed rooms with Byzantine mosaics and marble floors from the Vatican, a kitchen complete with bathroom and pantry with direct access to the terrace, library, office, reception room, conference room, the halls on the ground floor are collateral to a splendid lemon grove, both frescoed and enjoy a cloister with direct access to the park and its splendid swimming pool, 4 master suites complete with private bathrooms and one with loggia and terrace. To conclude the property, the attic is only partially habitable today with the possibility of increasing the surface area by raising the heights. Umbria is an Italian region bordering Tuscany, Lazio and Marche. Often referred to as the green heart of the country, the region is famous for its medieval hilltop towns, dense forests and local cuisine, especially wines and truffles.

#### INFORMATION

Ref.	Umbria 019 V
Type	Sale
Category	Villa
Price	4,900,000.00
Annual Expense	
Year	
Energetic Class	G kWh/m <sup>2</sup> a

#### NUMBER

Rooms	15
Bedrooms	4
Bathrooms	9
Balconies + Terraces	
Floor	
Car Space	10
Box	

#### SQUARE METERS

Commercial	2100
Garden	1000000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Boiler	Type of heating system	Air heating
Energy source	Natural Gas Heating				



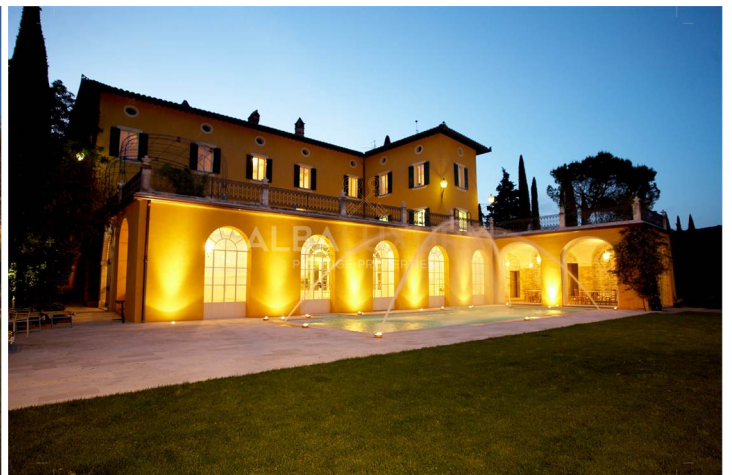
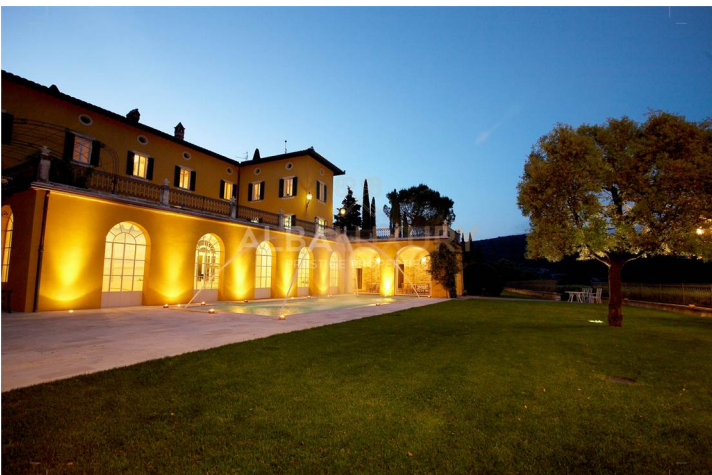
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## ACCESSORIES

Separate entrance

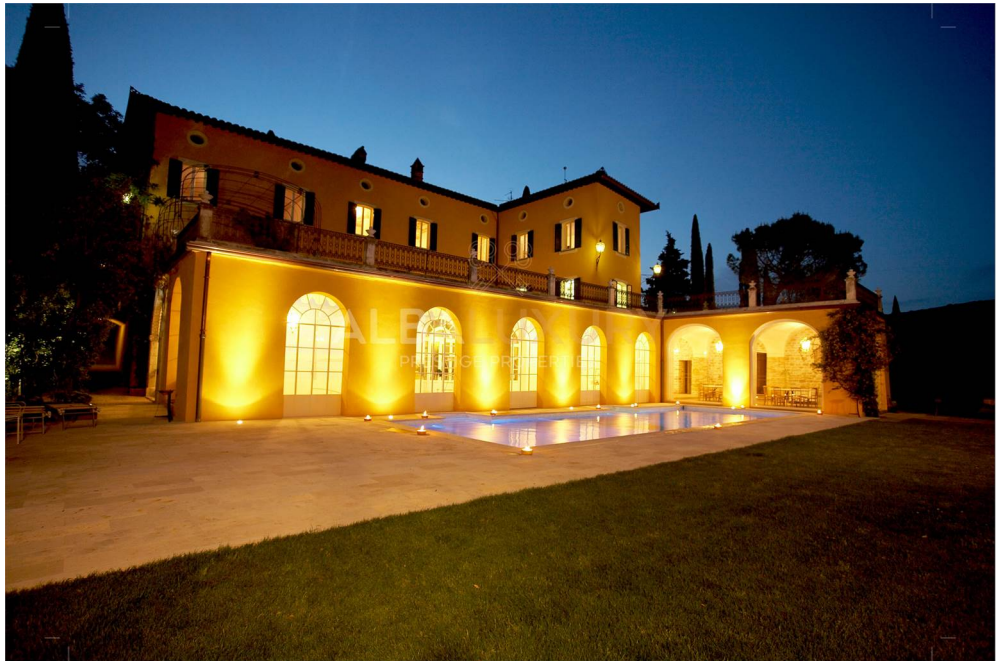
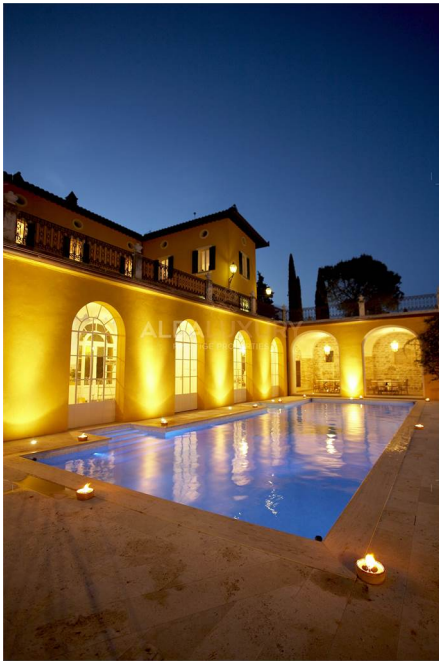
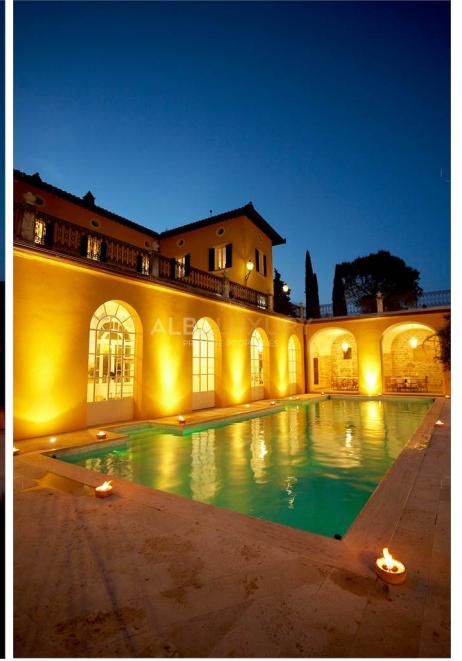
Swimming pool

## IMAGES



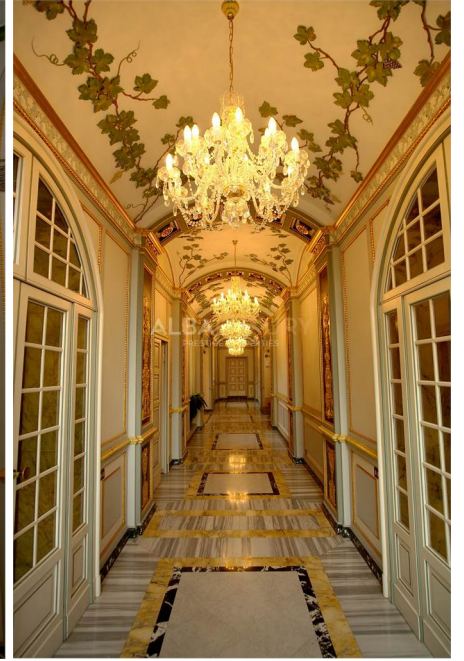


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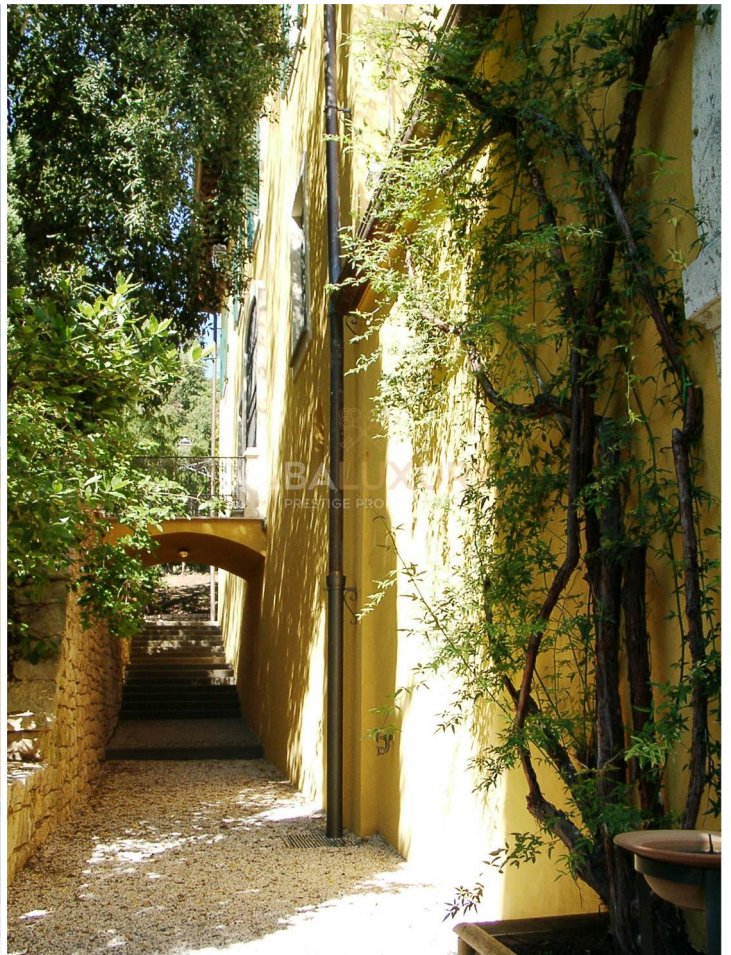


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# ALBALUXURY

PRESTIGE PROPERTIES

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