



## Villa Guardea fra gli Ulivi



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 931,700.59

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Umbria
Πόλη:	Guardea
Δημοσιεύθηκε:	26/03/2026
Περιγραφή:	

Stunning panoramic villa located near the charming village of Guardea, in a dominant and private position, immersed in the peaceful Umbrian countryside among rolling hills, olive groves, and unspoiled nature. The excellent exposure ensures natural light throughout the day and offers enchanting open views over the surrounding landscape, with sunsets of rare beauty. The property is arranged over two main levels in addition to a distinctive turret, which gives the villa architectural charm and uniqueness. On the basement level, perfectly habitable and bright thanks to openings onto the greenery, there is a spacious open-plan area with kitchen and living room, ideal for convivial moments and everyday living. This floor is completed by two bedrooms, a bathroom, and a convenient hallway. The ground floor, accessible both via an internal staircase and through an independent external entrance, hosts a large and particularly bright reception hall, as well as two bedrooms, each with its own en suite bathroom, designed to ensure comfort and privacy. The picturesque turret accommodates the master suite, also featuring an en suite bathroom, an intimate and private retreat enjoying privileged views over the surrounding panorama. Externally, the villa is surrounded by a private park of approximately 3,800 sqm, well maintained and enriched with olive trees, ensuring privacy and direct contact with nature. Within the garden, a scenic bean-shaped swimming pool of about 72 sqm blends harmoniously into the setting, perfect for relaxing on summer days while enjoying the tranquility and open views over the hills. An ideal property both as a primary residence and as a charming holiday home, combining elegance, comfort, and the authentic character of the Umbrian landscape.

The property is fully finished and ready to be occupied



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Property connected to all utilities, with public water supply, LPG gas heating

Property suitable as a primary residence or as an income-producing investment

Building located on a hillside, boasting magnificent views over the valley and the town of Guardea, surrounded by greenery yet easily accessible via fully paved roads.

The Great Estate group carries out, for each acquired property, a technical due diligence through the seller's technical consultant, enabling us to thoroughly understand the urban planning and cadastral status of every asset. This due diligence can be requested by the client upon expressing genuine interest in the property.

Building registered in the name of a company

Κατάσταση: Reformed  
Κατασκευάστηκε: 2002

### **Κοινά**

Μέγεθος αυλής: 3800 τ.μ

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Link: [http://www.arkadia.com/KPMQ-T2501/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2501/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 10312

