



1700s Elegant Villa with park close to city center, Perugia – Umbria



Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 645,418.45

Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Pérouse
Indicatif régional:	06126
Soumis:	13/03/2026

Description:

A few minutes from the historic centre of Perugia, this elegant 18th-century villa is offered for sale, featuring a double entrance, private grounds, and a panoramic terrace. Set within lush greenery near the residential area of Piscille and approached via a short tree-lined gravel drive, the property enjoys a commanding position with sweeping views over the Umbrian countryside and surrounding hilltop villages, extending as far as Assisi and Monte Subasio. Distinguished by its warm terracotta façade and the understated lines characteristic of Umbrian architecture, the villa extends across approximately 463 square metres (4,984 sq ft) arranged over three floors, connected by two graceful travertine staircases. The interiors, updated during the 1990s and again in 2012, retain the original charm of the 18th century, with spacious and elegant rooms defined by solid walls, vaulted and timber-beamed ceilings, and generous windows. The ground floor comprises an entrance hall, two reception rooms, a kitchen, and utility rooms; through the second entrance, there are a further two bathrooms. The first floor accommodates a sitting room with a panoramic balcony, a study, four bedrooms, and a bathroom. The second floor, partially under the eaves, includes a kitchen, a bedroom, and attic storage rooms. The flexible internal layout and practical double entrance allow the villa to be divided into several self-contained units, suitable for use as a private residence, boutique hotel, student accommodation, medical centre, or offices, all benefiting from the property's proximity to university faculties, the railway station, and the main dual carriageway. The private grounds extend to approximately 4,560 square metres (49,083 sq ft) and include a beautiful garden with mature trees, ornamental shrubs, and flowering plants. The surrounding land, enclosed and planted with an olive grove, also offers the possibility of installing a



swimming pool. Adjacent to the villa, a two-storey outbuilding of approximately 40 square metres (431 sq ft) could be reinterpreted as an artist's studio, guest annexe, or garden living space. A genuine property where history and nature combine in a rural setting that enjoys all the convenience of the city on its doorstep.

PROPERTY Ref: PER3555

Location Perugia, Region: Umbria

Type: 463 sq m/4,984 sq ft three-storey historic villa connected internally by two staircases, with dual entrances, a 40 sq m/431 sq ft greenhouse, and a 4,560 sq m/49,084 sq ft park with a private driveway

Year of construction:

Year of restoration:

Conditions: good, in need of some updating

Garden/Land: 4,560 sq m/49,084 sq ft with private driveway, terraced garden with pergola, tall mature trees, and an area suitable for building an in-ground swimming pool

Terrace/Balcony: first floor terrace of 35 sq m/377 sq ft with wrought-iron bersot

Utilities:

Fixed telephone network: available

Internet: available

Heating: methane

Water: mains city supply

Electricity: available

Water waste: Imhoff tank

Ground Floor: entrance hall, 2 living rooms, kitchen, 2 rooms used as pantries, storage room, hallway, 1 bathroom with anteroom, garage, plus 2 additional bathrooms accessible from the second entrance door

First Floor: living room with balcony, study with terrace, 4 bedrooms, 1 bathroom, stairwell

Second Floor: partially attic level including kitchen, 1 bedroom, stairwell, 4 attic/storage rooms

Annex: 40 sq m/431 sq ft greenhouse on two levels with tool storage and a technical room

Année: 1700

Commun

Pied carré fini: 463 m²

Dimesions du lot: 4560 m²

Building details

Nombre de pieds carrés: 4

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/SIFI-T1829/?utm_campaign



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