



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Luxury and comfort villa, garden and garage | Real estate Umbria



IT-0395-KA

Panoramablick
06025 Nocera Umbra
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	06025
Country	Italy
City	Nocera Umbra
Additional geographical information	Umbria
Living space	approx. 400 m ²
Number of rooms	8
Plot size	approx. 1.300 m ²
Number of bedrooms	4
Number of bathrooms	4
Asking price	480.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

This modern villa in the middle of the Appennini Mountains offers every comfort, convenience and luxury.

The amenities of this property include a three-car garage, underfloor heating, a Jacuzzi, an outdoor barbecue area and the highest quality finishes.

The Villa :

The house is spread over two floors with a total of 400 sqm and offers the highest level of comfort.

Ground floor:

The entrance hallway with high ceiling features a beautiful stone fireplace and dining area. The oak wood surfaces and ceramic floors make this room an inviting place.

From here you enter the cosy kitchen, which also has an impressive fireplace and double French doors. From the living area to the left, you enter a private living room and office area with an adjoining bathroom.

The entire rear portion of this floor offers myriad amenities including a billiards room, laundry room, tavern style kitchen with a raised stone fireplace, adjoining pantry and bathroom. The garage can also be accessed from here.

First floor:

A wide wooden staircase leads to the sleeping area with a large master bedroom with walk-in wardrobe, balcony and bathroom. The balcony has been designed to accommodate a comfortable hot tub and already has an outdoor shower.

There are also two further double bedrooms on this floor with walk-in wardrobe, private balcony and bathroom with comfortable corner Jacuzzi.

The plot

The villa is situated on a 1300 m² fenced plot. Part of the plot has been converted into an orchard. The rest is used as a garden, there is a cosy terrace .

Directly in front of the kitchen there is an outdoor barbecue area. It is equipped with a large table and is easily accessible from the house thanks to the large French doors in the kitchen. Adjacent to the villa is also the garage for three cars, as well as an additional outdoor parking space for more vehicles.



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Location

Nocera Umbra, Perugia, Umbria.



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Your contact person

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

The information and advertising of **Italien Hauskauf** is not legally binding.