

# Villa for sale in Perugia

## Monte la guardia

### € 690.000

### Ref. 35



**550 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9**

Montelaguardia, in a hilly and panoramic position, a few kilometers from the historic center of Perugia, we offer an exclusive, splendid, large brick villa.

The property, free on four sides and completely fenced, is spread over two levels. The ground floor comprises an entrance hall, a large reception room with fireplace, a kitchen, a dining room with fireplace, a study, and a guest bathroom. The upper floor features four double bedrooms and two bathrooms, as well as large wraparound terraces overlooking Assisi and the historic center of Perugia.

The villa is characterized by large windows in all rooms, which, in addition to providing natural light throughout the day, offer views of the private park and the surrounding mountains.

The property includes a cellar, two double garages and a garden with olive trees in production.

## Certification

**Energy Class: G**

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## Features

Code: 35	Reason: Sale
Categoria: Villa	Address: Via Della Treggia, 93
Zip Code: 6125	Municipality: Perugia
Zona: Monte la guardia	Total Square Meters: 550 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 9	State of Preservation: Good
: 3	: 4
Level: Multi-Storey	Total Floor: 1
Heating: Heating	Parking: Carport
Age Construction: 1972	Balconies: Present, 20 sq.m.
Terrace: Present, 50 sq.m.	Garden: Private
Kitchen: Regular Kitchen	Box: Quadruple, 70 sq.m.

## Rooms

Living Room : 83 sq.m.	Living Room : 30 sq.m.
Study / Office : 20 sq.m.	Bedroom : 20 sq.m.
Bedroom : 16 sq.m.	Bedroom : 12 sq.m.
Bedroom : 16 sq.m.	







