



DOMENIKA  
LATVIA

Law & Real estate

For sale | House

Perugia,

### Price

520000 €

2889 €/m<sup>2</sup>

### Description

Perugia, Umbria - Perugia:

The villa is in the vicinity of Perugia (3 km); in the small village of Monte Malbe, immersed in an oak forest and maquis.

The house, of 180 square metres, is set on two levels.

On the ground floor there is a large open-space with kitchen, living room, sitting room with fireplace, bedrooms and bathroom with shower.

On the first floor there are two bedrooms, bathroom with shower and studio with fireplace.

The floorings, except those of the bathrooms, are in parquet: on the ground floor of walnut and on the first floor of panga panga. The heating system works with LPG and a fireplace with circulating hot air.

On the first floor there is also a conditioner, hardly ever used due to the good insulation of the roof. Water comes from the local waterworks. The collection of rainwater for the garden flows into a tank of 6000 litres.

The house, built in 1992, has been restored in 2005, by adding a large porch. There are two wooden boxes, one used for living and the other for storage and a greenhouse in wood and glass. Next to the house there is a masonry barbecue and an outdoor bath tub.

The house is sold without furniture, except the kitchen and two closets (one of the hallway and one of the bedroom on the first

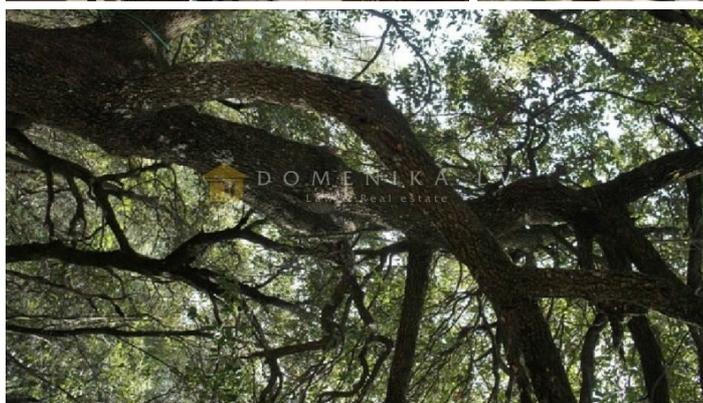
floor), that are left.

The land, completely fenced, extends for 6000 square metres and can be accessed through a private road with lighting, electric gate with remote control and intercom. From the house, facing south west and protected on the North-side from the mountain, we can enjoy a superb landscape, from the Monte



Amiata to Monte Peglia, down to the Sibillini mountains.

Area:	180 m <sup>2</sup>
Rooms:	8
Floors:	







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