

Ref. 2456 – **PALAZZO DESIDERIO**

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HISTORIC MANORIAL PALAZZO TO BE RESTORED FOR SALE IN THE CENTER OF PIETRALUNGA

Pietralunga – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
730 sqm

Bedrooms
Up to 10

Bathrooms
Up to 8

Garden
280 sqm

In the heart of Pietralunga, in the heart of the Umbrian countryside and with unparalleled views of the surrounding landscape, historic 13th-century *palazzo* with hanging garden for sale. The property (over 700 sqm) has been consolidated in recent years but needs finishing work on the interior: the large size of the building and the ample rooms within make it very suitable both as a prestigious private residence and as a rental property.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2456 – PALAZZO DESIDERIO

TYPE: manorial townhouse

CONDITIONS: structurally sound, builder's finish

LOCATION: historic center, very panoramic

ACCESS: excellent, paved road

INTERIORS: 730 square meters (7,855 square feet)

TOTAL ROOMS: 18

BEDROOMS: up to 10

BATHROOMS: up to 8

ANNEXES: no

MAIN FEATURES: stone and brick walls, consolidated structure, wooden beams, vaulted ceilings, brick arches, balcony, original wooden fixtures, stone fireplaces, terracotta floors, original 13th-century stone frames, verandas overlooking the countryside

HANGING GARDEN: 280 square meters (3,013 square feet)

ELECTRICITY: to be connected

WATER SUPPLY: to be connected (mains water)

TELEPHONE: to be connected

ADSL: yes

GAS: to be connected (natural gas)

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Gubbio (22km; 25'), Umbertide (23km; 25'), Città di Castello (26km; 30'), Monte Santa Maria Tiberina (35km; 45'), Sansepolcro (44km; 45'), Anghiari (51km; 55'), Tuoro sul Trasimeno (55km; 1h 5'), Perugia (55km; 55'), Assisi (72km; 1h 5'), Orvieto (128km; 1h 55'), Florence (137km; 2h 10'), Siena (145km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (55km; 50'), Ancona R. Sanzio (113km; 1h 30'), Firenze A. Vespucci (158km; 2h 10'), Pisa G. Galilei (218km; 2h 50'), Bologna G. Marconi (219km; 2h 45'), Roma Ciampino (236km; 2h 45'), Roma Fiumicino (250km; 2h 50')

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PALAZZO DESIDERIO

In the heart of **Pietralunga**, in the heart of the Umbrian countryside and with unparalleled views of the surrounding landscape, historic **13th-century palazzo** with **hanging garden** for sale. The property (over 700 sqm) has been consolidated in recent years but needs finishing work on the interior: the large size of the building and the ample rooms within make it very suitable both as a prestigious **private residence** and as a **rental property**.

The historic center of Pietralunga has all the basic services, easily reached on foot in a few minutes, while the **Tiber Valley** is about twenty minutes away by car. From here, the **E45 highway** provides a quick connection to many of Umbria's best-known centers and even to Rome, where there are two major international airports.

DESCRIPTION OF THE BUILDING

The original core of the palace dates back to the 13th century in the form of a watchtower. The first significant enlargement was carried out in the 18th century by the well-known **Martinelli family**, who transformed the building into a manor house with more functional spaces for palace life.

The palace is accessed through two separate entrances: the first and statelier one from the town's main avenue, the second from a parallel street on the lower level. This secondary entrance leads to the **exclusive hanging garden** (approx. 280 sqm), located on two levels and connected to the *palazzo's* guest quarters. Entering the palace, on the same floor, are the old cellars and the carpentry shop. Going up a staircase, one reaches an intermediate floor consisting of three interconnected rooms with an original 13th-century stone arch.

Going further, one reaches the *piano nobile*, located at the same level as the main avenue. This first *piano nobile* houses four rooms, the oven area and a large hall once used as a gallery for hunting trophies that leads to a veranda room. Further up, one reaches the second *piano nobile*, consisting of a parlor with a fireplace connected to a large living room. From here one then proceeds to a veranda living room and two small bedrooms. On the last floor is a large attic with exposed beams and divided into three separate rooms.

The property is currently in a **builder's finish**: the whole structure was consolidated in 2002 with regard to foundations, horizontal elements and walls. As an additional guarantee, concrete injections were also carried out with the addition of steel joints. The exterior façades were restored and plastered in the old manner, all with the aim of preserving the original appearance of the building: in this regard, all original wooden doors were also numbered so that they could be put back in their exact place once the work was completed.

It is also important to note that the building **is not subject to any architectural restriction by the Soprintendenza** and a lift could therefore be installed.





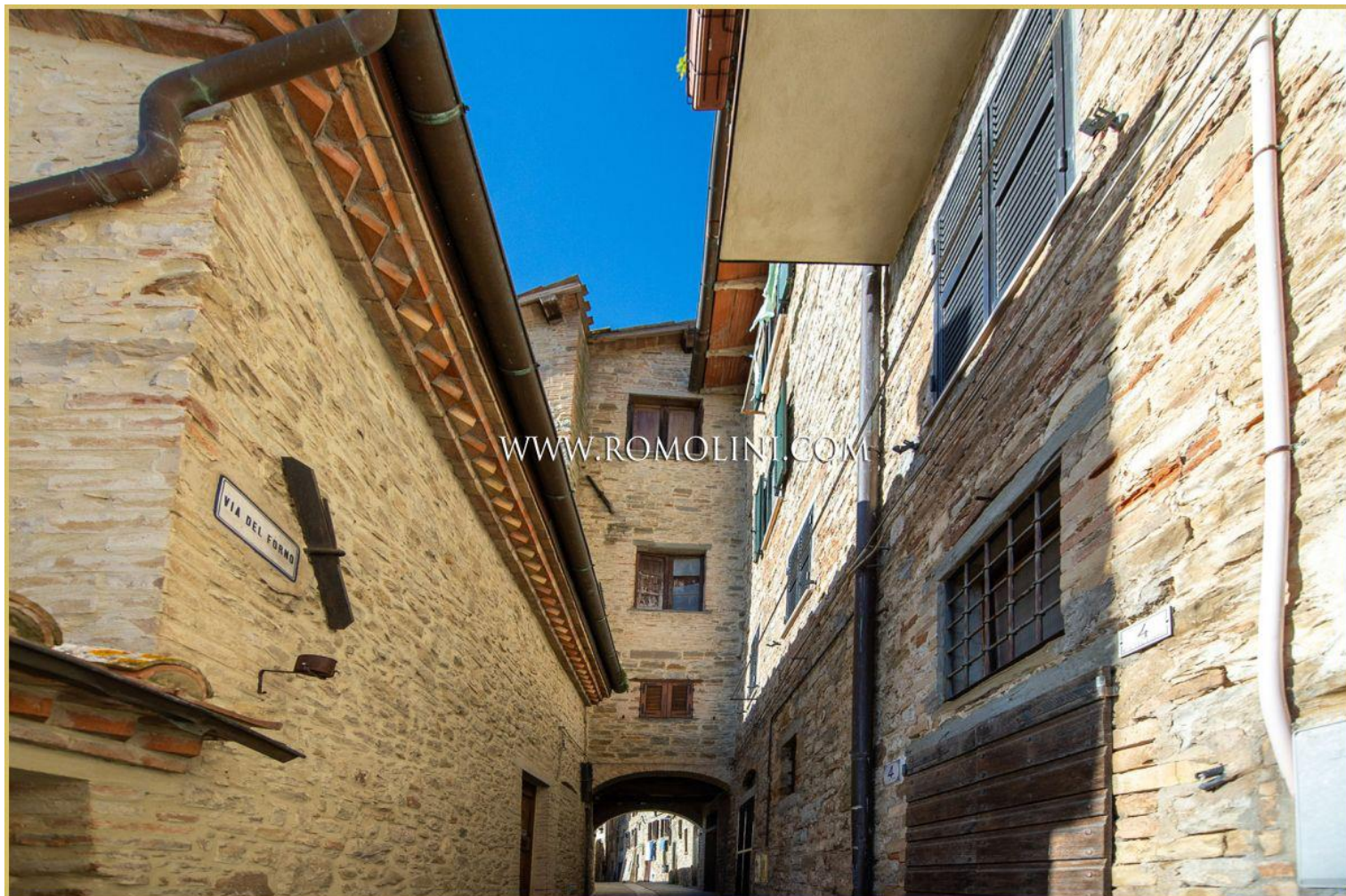


























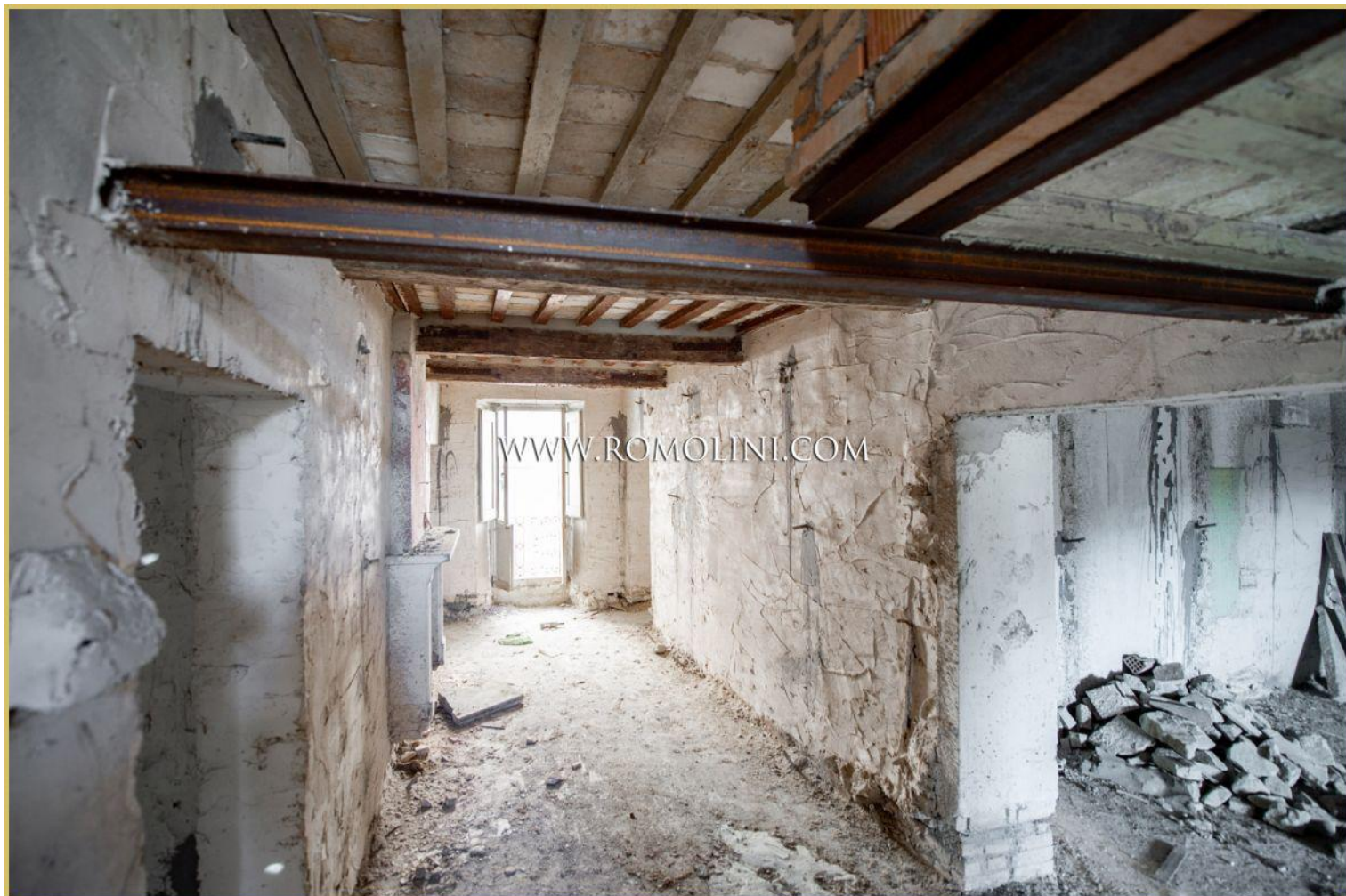






























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