

Ref. 2532 – **HOTEL UMBERTIDE**www.romolini.co.uk/en/2532

BOUTIQUE HOTEL FOR SALE IN THE HISTORIC CENTER OF UMBERTIDE, UMBRIA

Municipality – Province – Region**VIEW ON OUR WEBSITE****Interiors**
835 sqm**Bedrooms**
10 (up to 12)**Bathrooms**
13 (up to 15)**Services**

Restaurant, lounge bar, parking area in the vicinity

In the historic center of Umbertide, a stone's throw from the medieval fortress, historic *palazzo* for sale with a project for a boutique hotel. The building (over 800 sq. m.) is a typical stately building, located in a very quiet area, and is currently being developed for the creation of a boutique hotel with ten bedrooms, a splendid hall used as a restaurant and a lounge bar.

SUMMARY OF THE PROPERTY

REFERENCE #: 2532 – HOTEL UMBERTIDE

TYPE: historic *palazzo*, boutique hotel

CONDITIONS: under renovation

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 835 square meters (8,985 square feet)

TOTAL ROOMS: 16

BEDROOMS: 10 (up to 12)

BATHROOMS: 13 (up to 15)

ANNEXES: no

MAIN FEATURES: historic building, restaurant with professional kitchen, lounge bar, possibility of installing an elevator, public parking area available nearby

EXTERIORS: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

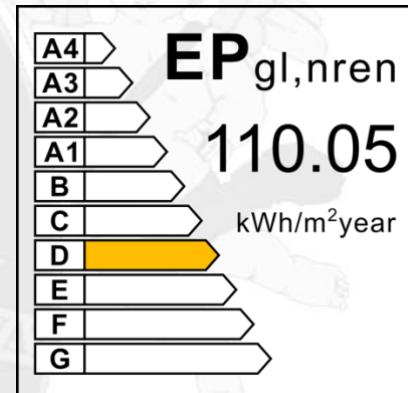
WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Closest services (100 m; 1' on foot), Città di Castello (24km; 20'), Gubbio (30km; 30'), Perugia (33km; 30'), Sansepolcro (37km; 30'), Passignano sul Trasimeno (31km; 40'), Anghiari (44km; 35'), Assisi (50km; 40'), Spello (52km; 35'), Spoleto (85km; 55'), Fano (103km; 1h 25'), Florence (136km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (33km; 25'), Firenze A. Vespucci (153km; 2h), Bologna G. Marconi (212km; 2h 25'), Roma Ciampino (218km; 2h 35'), Pisa G. Galilei (214km; 2h 36'), Roma Fiumicino (232km; 2h 35')

HOTEL UMBERTIDE

In the **historic center** of **Umbertide**, a stone's throw from the medieval fortress, **historic palazzo** for sale with a **project for a boutique hotel**. The building (over 800 sq. m.) is a typical stately building, located in a very quiet area, and is currently being developed for the creation of a boutique hotel with ten bedrooms, a splendid hall used as a **restaurant** and a lounge bar.

The property is also easily accessible on foot in a few minutes and has parking for cars near the entrance in the town square. From the property one can also reach most of the historical and artistic cities of **Umbria** such as Perugia, Assisi and Gubbio.

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The building (835 sqm – 8,985 sqft) is a historic building arranged on six floors, currently under renovation with a project for boutique hotel. The structure dates back to the **19th century** and was renovated in the late 1990s. All floors are connected by a staircase, although a project for an elevator has already been proposed.

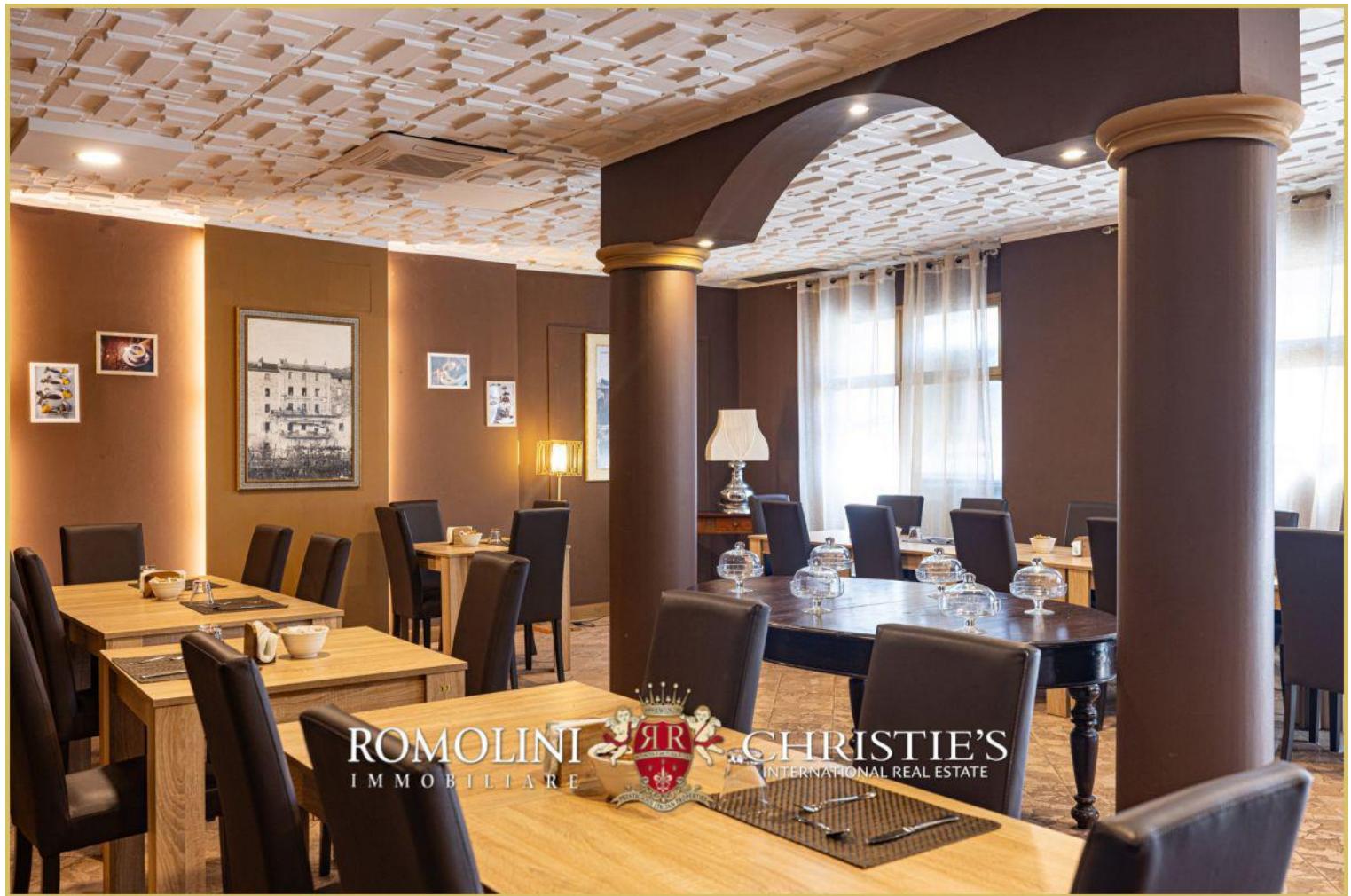
- **Basement:** large professional kitchen equipped with all necessary equipment and comforts (e.g., dish lift and cold storage), technical rooms for equipment, laundry, storage rooms, and bathrooms;
- **Ground floor:** lobby, reception, lounge bar and dining room;
- **Second floor:** TV room (a single room where two more bedrooms could easily be made), storage room under the stairs, and two bedrooms with bathrooms;
- Second floor: four bedrooms with bathroom and a small room used as a checkroom;
- **Third floor:** four bedrooms with bathroom;
- **Fourth floor:** attic with small service bathroom.

The bedrooms are bright and generous, fully equipped with all comforts. The current owner has already prepared a project for the renovation and modernization of the furniture and accessories of the bedrooms.









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