

Ref. 2825 – **PALAZZO DEL SOLE**

[www.romolini.com/en/2825](http://www.romolini.com/en/2825)

## **HISTORICAL HAMLET WITH PANORAMIC VIEWS FOR SALE IN UMBERTIDE, UMBRIA**

**Umbertide – Perugia – Umbria**



**Interiors**  
1,446 m<sup>2</sup>

**Bedrooms**  
13 (up to 17)

**Bathrooms**  
8 (up to 15)

**Total land**  
8.7 ha

In a dominant and panoramic position on the hills that frame the historic center of Umbertide, rural hamlet to be restored for sale. The property (over 1,400 m<sup>2</sup>) consists of several buildings that include dwellings and agricultural outbuildings and enjoys a private and quiet location. The presence of several buildings, with very large and easily adaptable square footage, allows the complex to be used both as a private home and as an accommodation business.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2825 – PALAZZO DEL SOLE

**TYPE:** rural hamlet

**CONDITIONS:** to be restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,446 square meters (15,558 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 13 (up to 17)

**BATHROOMS:** 8 (up to 15)

**ANNEXES:** several agricultural and residential buildings

**MAIN FEATURES:** stone and brick walls, vaulted ceilings, wooden beams, terracotta flooring, original fireplaces, porches, agricultural outbuildings to be restored, garden, panoramic views

**EXTERIOR:** 8.7 hectares (21.4 acres)

**GARDEN:** yes, to be recovered

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplaces

## CLOSEST CITIES AND TOWNS

Umbertide (900 m; 2'), 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')

## PALAZZO DEL SOLE

In a **dominant and panoramic position** on the hills that frame the historic center of **Umbertide**, **rural hamlet to be restored** for sale. The property (over 1,400 m<sup>2</sup>) consists of several buildings that include **dwelling**s and **agricultural outbuildings** and enjoys a private and quiet location. The presence of several buildings, with very large and easily adaptable square footage, allows the complex to be used both as a private home and as an accommodation business.



The hamlet is located less than a kilometer from the **historic center of Umbertide**, which can be easily reached on foot, where all necessary services can be found. The proximity to the junction of the **E45 freeway** then ensures a quick connection to the entire **Tiber Valley** and the cities of Rome (to the south) and Ravenna (to the north).

## DESCRIPTION OF THE PROPERTY

The **manorial villa** (471 m<sup>2</sup> – 5,068 ft<sup>2</sup>, 5 bedrooms and 2 bathrooms), dating back to the 19<sup>th</sup> century, is characterized by sober and refined architectural lines. The elegant and symmetrical façade is enriched by a majestic arched doorway leading to the atrium. The vaulted entrance hall leads to the living area and extends along the entire main façade, connecting reception rooms and kitchens with direct access to different corners of the garden. From here departs a striking interior staircase with original *Art Nouveau* railings, connecting the various levels of the residence.

The perfectly preserved interiors are divided into spacious and light-filled rooms. On the main floor, charming frescoed ceilings can be admired, while the original *graniglia* and terracotta floors preserve the historic atmosphere of the residence. The rooms, generous in size, some of which have private bathrooms, are enhanced by solid cherry doors and fixtures, both in excellent condition. On the second floor are the attics, with exposed beams and heights that allow their possible use for residential purposes.

Next to the villa and potentially connectable to it is **farmhouse Marco** (339 m<sup>2</sup> – 3,647 ft<sup>2</sup>, 4 bedrooms and 1 bathroom), which once housed the agricultural premises on the ground floor and the farmer's dwelling on the two upper levels (living room, kitchen, four bedrooms and bathroom). The rooms on the ground floor have high enough ceilings to allow conversion into residential rooms.

**Farmhouse Andrea** (260 m<sup>2</sup> – 2,798 ft<sup>2</sup>, up to 4 bedrooms and 5 bathrooms), located next to the villa, still retains most of the characteristic elements of countryside buildings and is structured on three levels: on the ground floor are stables and storages (easily convertible into living quarters since the ceilings are 3.4 m high); on the two upper floors is the actual dwelling consisting of living room, dining room with kitchen and two bedrooms (bathrooms to be made as needed).

Completing the complex are the **old animal barn** (211 m<sup>2</sup> – 2,270 ft<sup>2</sup>) with loggia, a **stable with oven** (44 m<sup>2</sup> – 473 ft<sup>2</sup>) set on a step slightly lower than the garden, and the **old tool shed** (121 m<sup>2</sup> – 1,302 ft<sup>2</sup>) that could be renovated and converted into a charming guest house.

The buildings are surrounded by about **8,300 m<sup>2</sup> of garden** to be landscaped but well exposed to the sun, which is also ideal for the construction of a swimming pool. The rest of the property consists of **arable land** (5.4 ha very suitable for planting typical crops of the area) and **woods** (2.5 ha).

## HISTORY OF THE PROPERTY

This historic home, known locally as the **Palazzo del Sole**, owes its appellation to its privileged position that allows it to be one of the first buildings in the area to receive morning sunlight.

A nod to its presence in the landscape is even found in a fresco kept in the church of the Convent of Santa Maria in Umbertide, where the house is depicted as a small but recognizable spot surrounded by greenery.

The estate has always belonged to the same family, passed down through inheritance since 1831. The current layout of the building dates back to the 19<sup>th</sup> century, although the original nucleus is even older: a survey carried out in 2005 as part of a regional project indicated the presence of the structure already in the Augustinian land register, obviously with a smaller shape.

During World War II, the property was temporarily used as the headquarters of the German command. However, the upper floor was not damaged and still retains its original features.

The architectural distribution of the façade suggests that the top floor originally housed a roof-terrace, which was later enclosed to make two rooms. One of them retains a floor made of hexagonal terracotta tiles, one of which bears the date 1865 engraved on it.

Also of particular significance is the upstairs hall, whose ceiling is made according to the *camorcanna* technique, a typical fine workmanship. The turret, a distinctive element of the building, also retains traces of the ancient layout, although historical information about it is more fragmentary.



































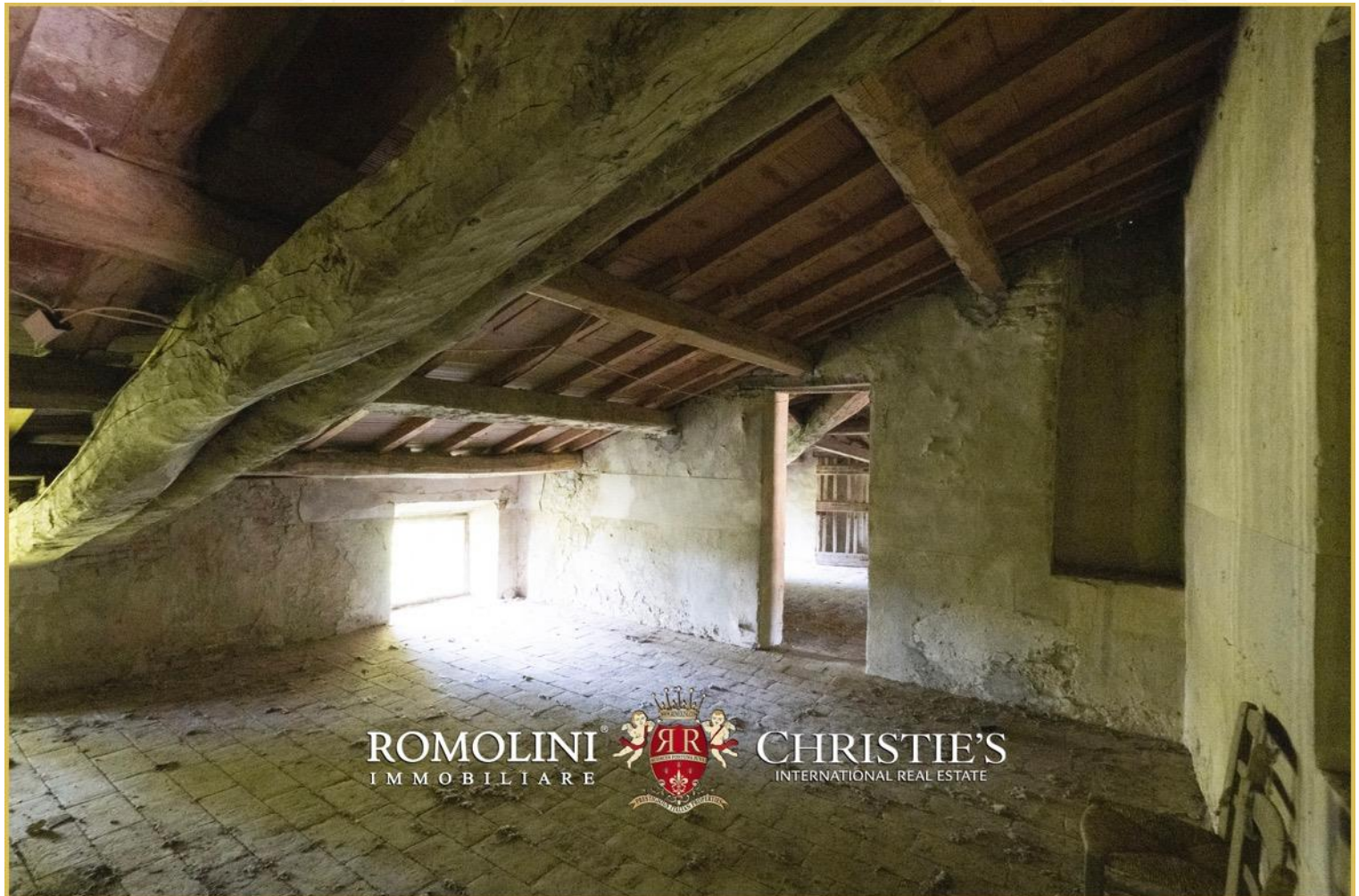


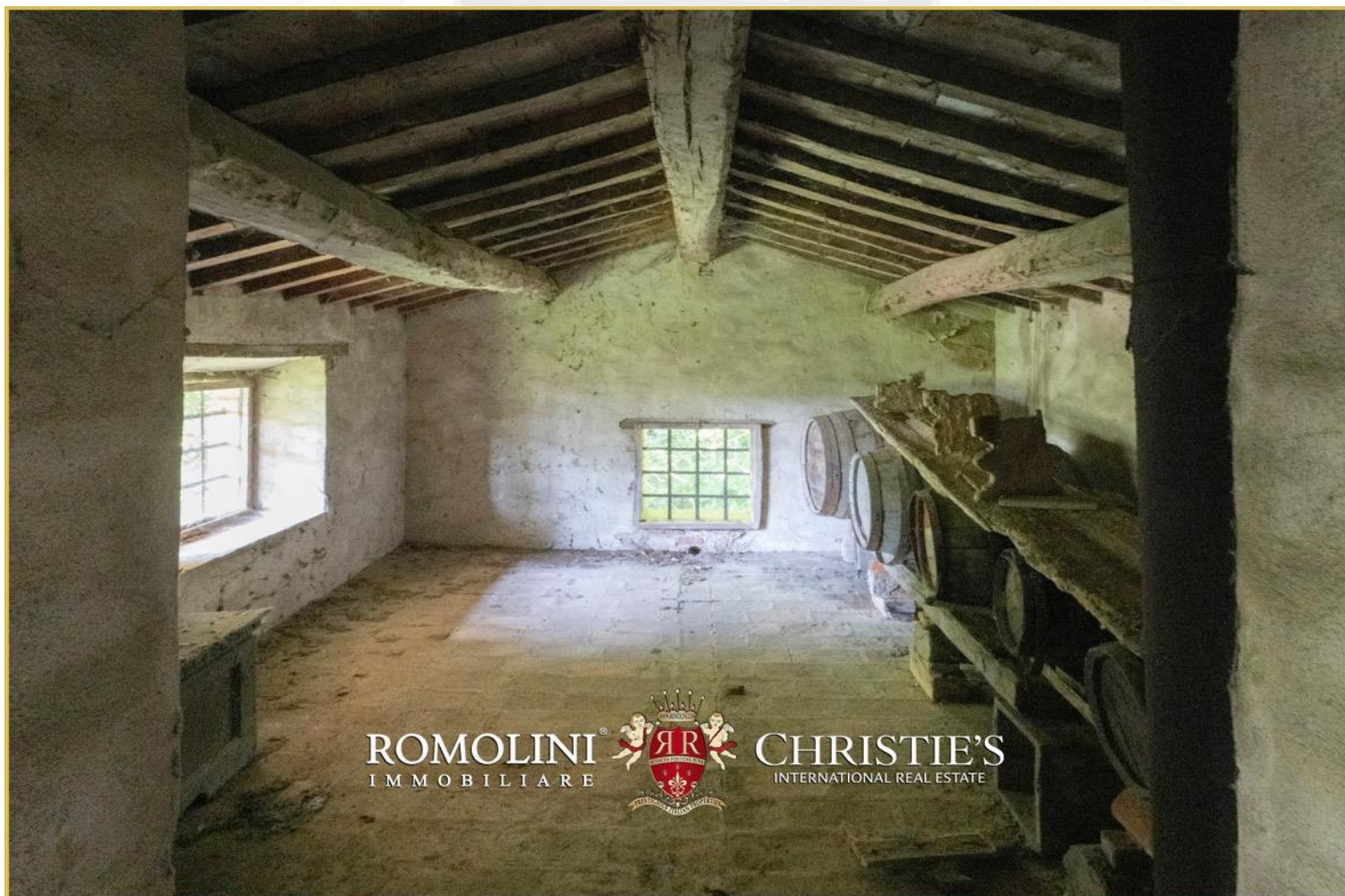




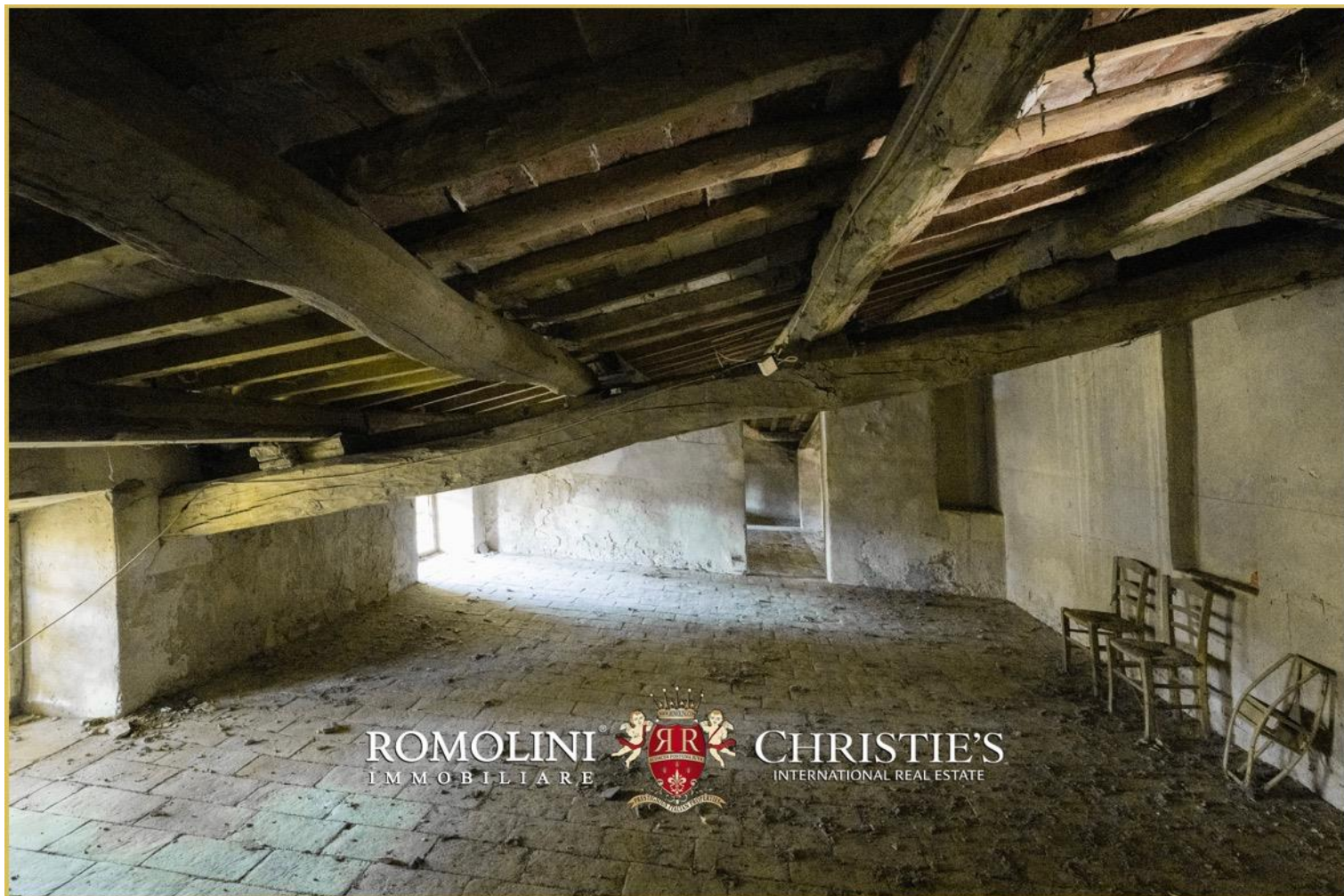














ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

[www.romolini.com](http://www.romolini.com)

(+39) 0575 788 948

[www.vineyardswineries.com](http://www.vineyardswineries.com)

[info@romolini.com](mailto:info@romolini.com)