

## HISTORICAL PALAZZO WITH PRIVATE GARDEN AND TERRACES FOR SALE IN UMBERTIDE

Umbertide – Perugia – Umbria



**Interiors**  
773 m<sup>2</sup>

**Bedrooms**  
Up to 10

**Bathrooms**  
Up to 10

**Garden**  
1,001 m<sup>2</sup>

In the heart of the historic center of Umbertide, a few steps from the Tiber River course, this charming independent historic *palazzo* from sky to ground represents a rare find in terms of size, location, and historical-architectural value. The property develops over five levels for a total area of 773 m<sup>2</sup>, plus a large private garden of about 1,000 m<sup>2</sup> that extends to directly touch the banks of the Tiber, offering a context of absolute suggestion and uniqueness.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2973 – PALAZZO STORICO UMBERTIDE

**TYPE:** historical *palazzo*

**CONDITIONS:** to be restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 773 square meters (8,317 square feet)

**TOTAL ROOMS:** 25

**BEDROOMS:** up to 10

**BATHROOMS:** up to 10

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta floors, frescoes, Liberty-style elements, panoramic terraces, private garden

**EXTERIOR:** 1,001 square meters (0.2 acres)

**GARDEN:** yes, towards the river

**SWIMMING POOL:** no

**ELECTRICITY:** to be connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** natural gas

**HEATING SYSTEM:** to be installed

## 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')

## PALAZZO STORICO UMBERTIDE

In the heart of the historic center of **Umbertide**, a few steps from the **Tiber River** course, this charming independent **historic palazzo** from sky to ground represents a rare find in terms of size, location, and historical-architectural value.

The property develops over five levels for a total area of 773 m<sup>2</sup>, plus a large **private garden of about 1,000 m<sup>2</sup>** that extends to directly touch the banks of the Tiber, offering a context of absolute suggestion and uniqueness.

On the basement floor, there are very charming rooms with vaulted ceilings, in direct connection with the garden. At this level, the original foundation of the tower belonging to the historic **Porta della Campana** is still visible, testimony of the 14<sup>th</sup>-century defensive system of the village.

The building has benefited from important structural interventions, including the complete rebuilding of the roof and the restoration of the façade. The structure is in good preservation condition, while the interiors require renovation, thus offering great possibilities for customization based on the final use. A project for subdivision into multiple housing units is already available, making the property particularly interesting also as an investment.

Architecturally and decoratively, the palace retains high-value elements, including frescoed rooms, original terracotta and antique graniglia flooring, a scenographic central staircase protruding in serene stone with elegant *Art-Nouveau* wrought iron railings, as well as original fixtures and doors.

Additional external spaces of high value complete the property: two terraces on the second and third floors overlooking the garden and the riverwalk, as well as a panoramic top-level terrace with suggestive views of the village and the surrounding hills. The recently redeveloped attic hosts three rooms also overlooking a landscape context of considerable charm.

This is a prestigious solution, ideal both as a private residence of high standing and as an operation for real estate enhancement in one of the most authentic contexts of Umbria, just a few steps from the central square of Umbertide.

Umbertide represents one of the main centers of the **Upper Tiber Valley**, often called "Valley Museum" for the richness of artistic and architectural evidence. Among the symbolic places are the Medieval Fortress, now an exhibition venue, and the town churches which house works by Luca Signorelli and Pinturicchio. The territory is also linked to the figure of Pico della Mirandola, a protagonist of Renaissance humanist thought.



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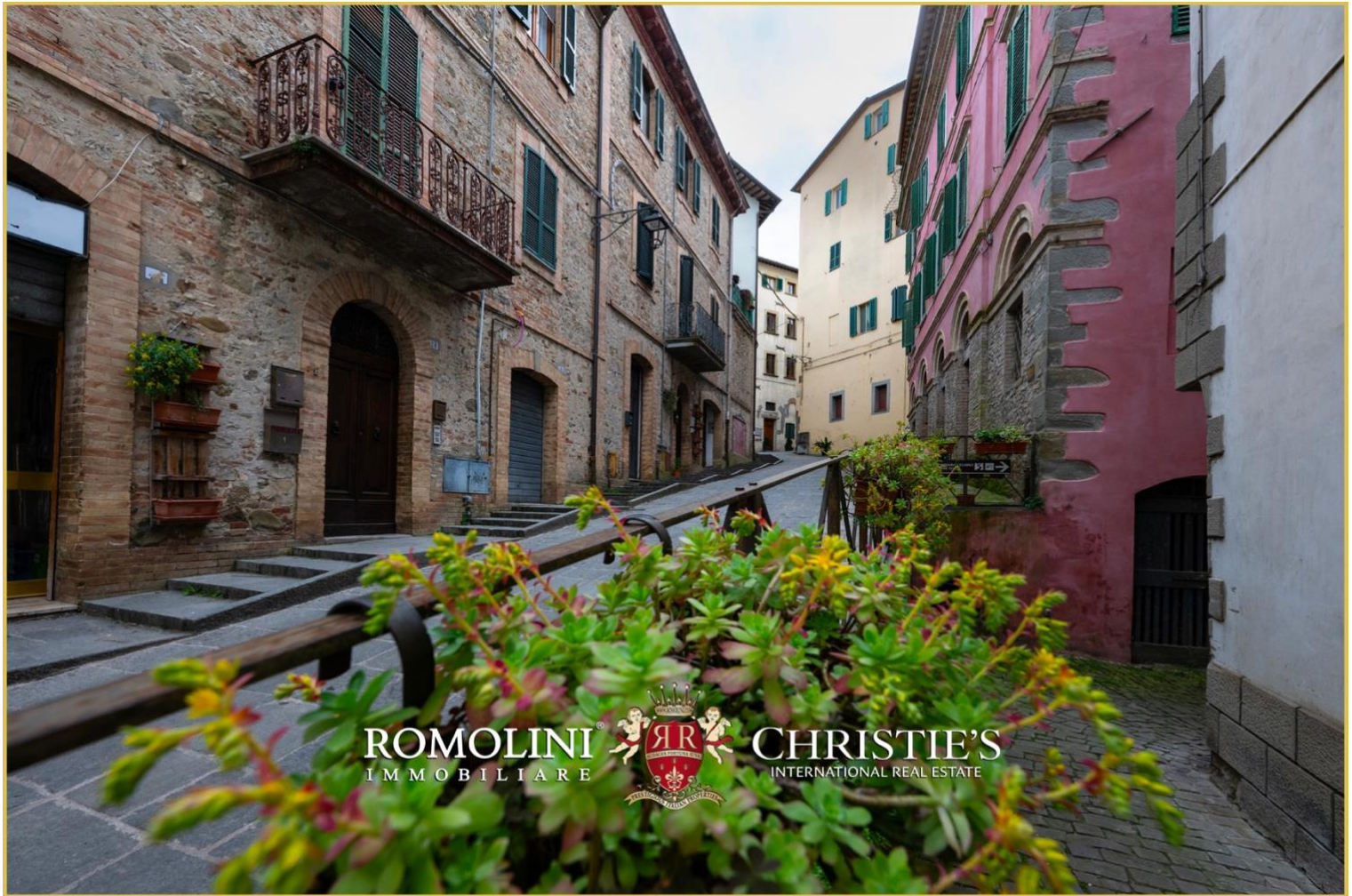
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