

PERIOD FRESCOED PALAZZO FOR SALE IN THE HISTORICAL CENTER OF SPELLO, UMBRIA

Spello – Perugia – Umbria



Interiors
474 m²

Bedrooms
5

Bathrooms
3

This historic palazzo is located in the heart of Spello, one of Italy's most charming medieval villages, nestled on the gentle slopes of Mount Subasio, between Assisi and Foligno. Set in a context rich in history, art, and traditions, the town preserves the charm of its Roman and medieval origins with stone alleys, flowered squares, and important monumental testimonies such as the Porta Venere and the Properzio Towers. The property is offered for sale fully furnished, a solution that allows for immediate living, enhancing the authentic character of the residence and the elegance of its spaces.

SUMMARY OF THE PROPERTY

REFERENCE #: 3066 – PALAZZO PROPERZIO

TYPE: historical *palazzo*

CONDITIONS: restored

LOCATION: historical center

ACCESS: Excellent

INTERIORS: 474 square meters (5,100 square feet)

TOTAL ROOMS: 20

BEDROOMS: 5

BATHROOMS: 3

ANNEXES: chapel

MAIN FEATURES: stone and brick walls, fireplaces, frescoes, exposed beams, private chapel, view of the square

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 237.94 kWh/m²year)

HEATING SYSTEM: radiators + fancoils

CLOSEST CITIES AND TOWNS

Closest services (100m; 1'), Foligno (5 km; 10'), Assisi (14 km; 20'), Bevagna (15 km; 20'), Bastia Umbra (18 km; 25'), Perugia (35 km; 35'), Gubbio (55 km; 1h), Todi (55 km; 55'), Spoleto (38 km; 40'), Montefalco (25 km; 30'), Deruta (40 km; 40'), Città di Castello (75 km; 1h 10'), Cortona (80 km; 1h 10'), Arezzo (95 km; 1h 20'), Orvieto (105 km; 1h 20'), Montepulciano (105 km; 1h 30'), Siena (135 km; 1h 50'), Montalcino (155 km; 2h 10'), Florence (170 km; 2h), San Gimignano (190 km; 2h 20'), Rome (170 km; 2h), Bologna (235 km; 2h 35')

CLOSEST AIRPORTS

Perugia San Francesco (20 km; 20'), Ancona R. Sanzio (120 km; 1h 35'), Florence A. Vespucci (180 km; 2h 10'), Rome Ciampino (185 km; 2h 15'), Rome Fiumicino (205 km; 2h 30'), Pisa G. Galilei (250 km; 2h 50'), Bologna G. Marconi (235 km; 2h 35')

PALAZZO PROPERZIO

This **historic palazzo** is located in the heart of **Spello**, one of Italy's most charming medieval villages, nestled on the gentle slopes of **Mount Subasio**, between **Assisi** and **Foligno**. Set in a context rich in history, art, and traditions, the town preserves the charm of its Roman and medieval origins with stone alleys, flowered squares, and important monumental testimonies such as the Porta Venere and the **Properzio Towers**.

The location also makes Spello unbeatable as a starting point for excursions and trips to nearby historic centers, full of events throughout the year (such as Umbria Jazz in Perugia and the *Festival dei Due Mondi* in Spoleto).

DESCRIPTION OF THE BUILDINGS

The house develops over three levels with a total area of 474 m² (5,100 ft²).

On the ground floor, there is a large entrance with a wood storage room and a staircase leading to the upper floors.

The right wing of the first floor hosts a large living/dining room with a large fireplace, the kitchenette, a partly mezzanine bedroom (currently used as a study) with a panoramic window overlooking the valley, a bedroom (also with a panoramic view), and a bathroom.

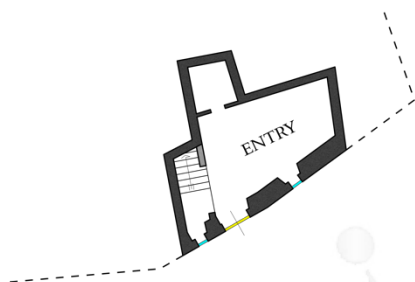
On the left wing, there is a charming hall with decorated ceiling, a lounge with a panoramic window, a Liberty-style bedroom/lounge, a second bedroom, a private chapel decorated, and a bathroom.

The second floor is attic, with a ceiling with exposed wooden beams. Part of it is used as a residence, with windows offering beautiful views of the Umbrian valley and city roofscapes. Here, a large kitchen/living room with a kitchenette, a bedroom, and a bathroom have been created. This floor also has approximately 77 m² of partially habitable attic zones, very useful as attics.

STATE AND FINISHES

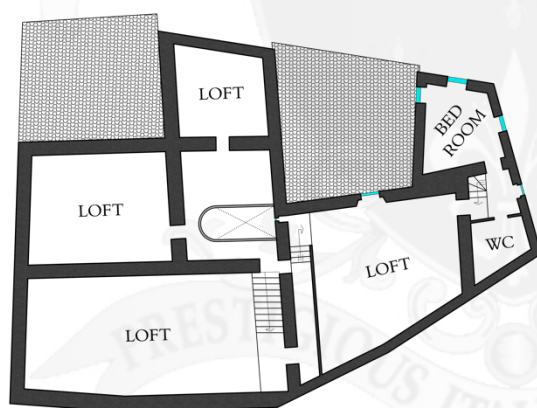
The property is offered for sale fully furnished, a solution that allows for immediate living, enhancing the authentic character of the residence and the elegance of its spaces. The building's origins are very ancient, demonstrated by the foundations dating back to the Roman period, while the attic was raised in the early 20th century. Fully renovated by the current owner, the property also saw the restoration of valuable paintings in the hall, the lounge, and the chapel, thus maintaining an excellent overall condition. The internal finishes harmoniously combine historical charm with contemporary details: ceilings with original exposed beams, refined decorations in the hall, the chapel, and the lounge, flooring, and coverings in pearl pink and walkable glass, windows of the hall, decorated bedroom, living room, and kitchen kept with original glass and fixtures. Custom-made historic wooden doors and artisan furnishings complete the ensemble, creating a warm, elegant, and sophisticated atmosphere.

PALAZZO PROPERZIO



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR















































ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE













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

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com