



## PALAZZO DEL BORGO

*The light interior of this beautiful 14th century palatial townhouse assure relax in Italy's green heartland.*

PRICE	EUR 825.000
SALES CATEGORY	townhouse
DIMENSIONS	House of approximately 396 sqm; private swimming pool of approximately 8.82 sqm (4.20m x 2.10m); land consisting of private court of approximately 660 sqm.
RENTAL POTENTIAL	Palazzo del Borgo is currently part of Special Umbria's holiday rental portfolio. We would be delighted to continue renting out this property with the new owner. Please contact us for more details.
SLEEPS	8
BEDROOMS	4
BATHROOMS	3

LOCATION    GPS:  
42.87915039003338,12.293347298249722  
Scan the picture below with a suitable  
smartphone or tablet computer:



## INTRODUCTION

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Palazzo del Borgo is an impressively large property. Set over four floors and with walls downstairs that date from the 14th century, it has been cleverly restored and offers a light and spacious retreat for eight guests.

The 380sqm of elegantly proportioned rooms make for a calm space that is just as well suited to entertaining as to relaxing. Plenty of original features, including stone arches, stone stairs and stone fireplaces, as well as high wooden-beamed ceilings.

The views over the surrounding countryside are magnificent and the balcony, garden and small pool add to the palazzo's grandeur and charm.

Entering from the main door that opens onto the main square of the small village, a beautiful living room with fireplace is found. On the ground floor there is also the kitchen, the dining room and a bedroom. Taking the stairs down, there is another common area with large glass door that opens onto the alley in the back of the restaurant. This door is cleverly covered with a blinding curtain. On this floor also are found some service areas. Furthermore there is also a room that can be used either as a small bedroom or converted into an office, and a large bathroom. Taking another round of stone made stairs the outdoor area is found, where there is a lovely garden and the pool. There is also an

entrance from outside directly to the garden.

On the last floor, above the ground floor a large private area is found with bedrooms, bathrooms and cosy sitting area.

Many of Umbria's delightful hilltop towns can be reached in under 40 minutes and the National Gallery in Perugia and the incredible church at Assisi are top of the to-do list.

## LAYOUT

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### BEDROOMS

The palazzo sleeps eight in four bedrooms. The front door to the three-storey property is on the middle floor where there is one double/twin bedroom with a separate guest toilet. The two principal bedrooms are on the upper floor, with a bathroom each, and the final bedroom and bathroom are on the lower floor. The bedrooms are all spacious and individually decorated but share the same Scandi aesthetic with white walls, exposed light stone and painted wood, high ceilings and original art.

### BATHROOMS

Like the bedrooms, the bathrooms are all different. On the top floor there is an en-suite shower room and a separate bathroom that has a bath as well as a shower. The lower floor has a shower room. High-performance fixtures and fittings are common to them all.

### KITCHEN

Accessed through a wide doorway from the dining room, the light and bright, high-ceilinged kitchen is well equipped with a gas hob and electric oven and all the gadgets and utensils you might need. The sink is cleverly placed in the window recess and looks out over the garden. Dining room Situated to the right of the entrance hall on the middle floor, the vast dining room contains one of three open fireplaces. A high ceiling of whitewashed beams makes the room feel light and bright while colourful artwork, original furniture and beautiful lighting add depth. The

wooden dining table runs down the middle of the room and seats at least eight in comfort. The kitchen and hallway are accessed through wide, open doorways either side of the dining room and there is a staircase down to the lower floor. There is a balcony on the middle floor where guests can also dine.

## LIVINGROOM

Palazzo del Borgo is an exceptionally large property. The big entrance hall has a fireplace, as does the impressive living room on the upper floor. Both rooms are fabulous entertaining spaces as well as rooms to relax in. The oldest part of the building that dates back to the 14th century is on the lower floor. Here there is further communal space with niches and arches, old stone walls and ancient wooden ceiling beams.

## OTHER ROOMS

On the lower floor a spacious utility room houses the tech room and the laundry facilities. There is a small kitchenette downstairs, too, and two further entrances: one from the village and another from the garden. A guest toilet is accessible from the entrance hall.

## FACILITIES

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### OUTSIDE

The front door to Palazzo del Borgo leads off a small village square into the middle floor of the property. This, in turn, leads through to the balcony on the south side of the house, which is directly above the pool and terraced garden, all of which are bathed in sunshine for most of the day. The pool measures 8,82 sqm (4.20m x 2.10m) but perfectly formed, with stunning views of the rolling countryside stretching beyond.

### TECHNICAL

Property is connected to electricity, mains water, mains gas methane. There is underfloor heating

system on main and upper level. Irrigation present in the garden. All the fireplaces and the stove are in excellent conditions and all work.

## ENERGY

Class F

## OTHER FEATURES

## DIRECT ENVIRONMENT

There is a restaurant in the village itself, close to the entrance of Palazzo del Borgo. This restaurant has outdoor table that in summer accomodate customers. Basic amenities can be found in San Venanzo, or, for a greater choice, head 8km away to Marsciano.

## NOTES

The mentioned price refers to the last asking selling price for the property in its current state including furniture (with the exception of works of modern art and personal items) before it was committed to be sold end of May 2024. The property is currently also offered for short term rentals; all confirmed booked periods are and will be respected by both the selling owner and the buyer.

## SURROUNDING

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### TRAVEL

The nearest airports are: Perugia [PEG] (40km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Rome Ciampino [CIA] (165km); Rome Fiumicino [FCO] (180km); and Florence [FLR] (189km). Rail The international train station at Perugia (40km) is ideal for direct journeys to Rome and Florence. Car rental is available from this station. Road The E45 exit closest to the property is at Todi (25km).

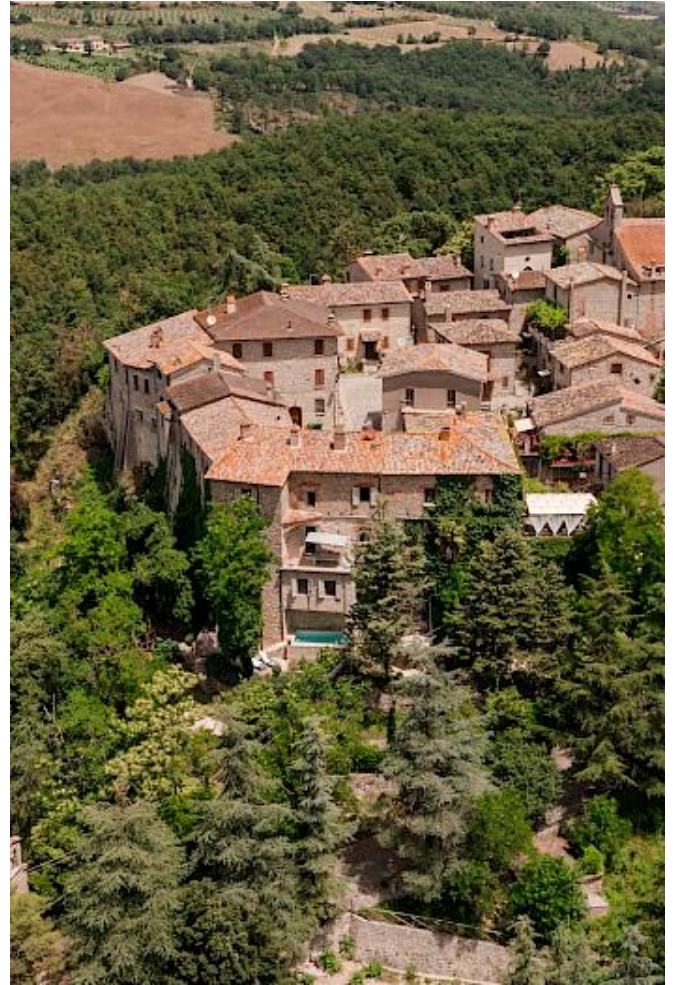


## DISTANCES

Palazzo del Borgo is close to several towns and cities in both Umbria and Tuscany, including, Marsciano (8km); Deruta (22km); Todi (25km); Fabro (36km); Perugia (40km); Orvieto (41km); Castiglione del Lago (54km); Assisi (56km); Spello (58km); Spoleto (64km); Montepulciano, famed for its wine (78km); Cortona (85km); Siena; (141km); Rome (151km); and Florence (172km).

## LEISURE & ACTIVITIES

Activities There are lots of beautiful walks directly from the palazzo. For beach and watersport facilities, Lake Trasimeno is 50km away. There are two golf courses: the 9-hole Golf Course Lamborghini at Panicola (46km) and the 18-hole Golf Club Perugia in Ellera Umbra (45km).









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