



## PALAZZO ROSA

*This elegant palazzo is both charming and practical and is ideal for those seeking a prestigious property in one of Italy's loveliest hilltop towns.*

|                  |   |
|------------------|---|
| PRICE            | EUR 710.000   |
| SALES CATEGORY   | townhouse   |
| DIMENSIONS       | The house has a surface area of 313sqm and sits on private land that measures 182sqm, of which 52sqm is a private outdoor courtyard. All measurements are approximate.  |
| RENTAL POTENTIAL | This property is not currently rented out for holidays. We are happy to provide more information about the holiday rental market and to advise how the property could fit with Special Umbria's rental portfolio. |
| SLEEPS           | 8   |

BEDROOMS 4  
BATHROOMS 4  
LOCATION GPS: 43.020793,12.095848  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Palazzo Rosa is an elegant townhouse in the *centro storico* of Panicale, one of Umbria's oldest and prettiest small towns whose medieval streets curl in a snail-shell pattern around its hilltop setting.

The property spans three floors and is crowned by a spectacular rooftop terrace that offers breath-taking views of the surrounding landscape and is large enough to be used for dining, entertaining and relaxing. This is complemented by a brick-vaulted lower-ground floor, accessed from a pretty side alley at the rear of the property.

The main entrance room to the palazzo has a vaulted ceiling and stunning Liberty-style frescoes that add unique and refined character to the space. The house's interior layout is exceptionally well-planned, with a logical division of rooms that ensures a seamless flow and optimal use of space throughout.

Palazzo Rosa dates from around 1925. It was restored in 2003 and further work was carried out in 2016.

## LAYOUT

### BEDROOMS

There are four spacious bedrooms, including an en-suite double on the ground floor, and three doubles on the second floor.

### BATHROOMS

There are four bathrooms in total, as well as a guest loo on the first floor. One of the two bathrooms on the second floor has incredible views from the bath. The other three bathrooms have showers.

### KITCHEN

There is a large, eat-in kitchen that is dual aspect and includes a big crittall window, on the first floor, opposite the open-plan dining and sitting room.

### LIVINGROOM

The open-plan dining and sitting room spans the width of the house and is dual aspect with a window in each corner, creating a wonderfully light-filled room. There is a large reception room on the lower-ground floor that leads to the outside courtyard and a private entrance from an alley at the back of the house. Multi-purpose, it is big enough to use as an exhibition space.

### OTHER ROOMS

There is a small technical room on the ground floor.

## FACILITIES

### OUTSIDE

The property has a large fenced, tiled roof terrace with panoramic views across the town, including of the bell towers, to the rolling hills beyond. There's enough space for dining, entertaining and relaxing. At street level there is a small, gated courtyard with space to park one car.

### TECHNICAL

The property is connected to mains electricity, water, gas and sewage. The property is heated by

radiators and the water by a boiler.

## ENERGY

Class F

## OTHER FEATURES

### DIRECT ENVIRONMENT

Palazzo Rosa is located on one of the ancient, small alleyways in the centre of Panicale, a pretty, medieval town that loops round the hilltop like a snail shell. The property can be accessed from both front and back. The main square is a minute away on foot and there is even a small theatre close by.

## NOTES

The asking price refers to the sale of the property in its current state, as described in this profile, and excludes all furniture.

## SURROUNDING

### TRAVEL

**Air:** The nearest airports are: Perugia [PEG] (45km); Florence [FLR] (115km); Rome Fiumicino [FCO] (155km); Rome Ciampino [CIA] (225km).

**Train:** The nearest train station is in Chiusi (22km), where car rental is also available.

**Road:** The A1 motorway exits closest to the property are at Chiusi (20km) for Florence and at Fabro (25km) for Rome.

### DISTANCES

Palazzo Rosa is within easy reach of several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Città della Pieve (13km); Paciano (18km); Castiglione del Lago (15km); Cortona (30km); Montepulciano, which is famed for its wine (30km); Perugia (40km); Assisi

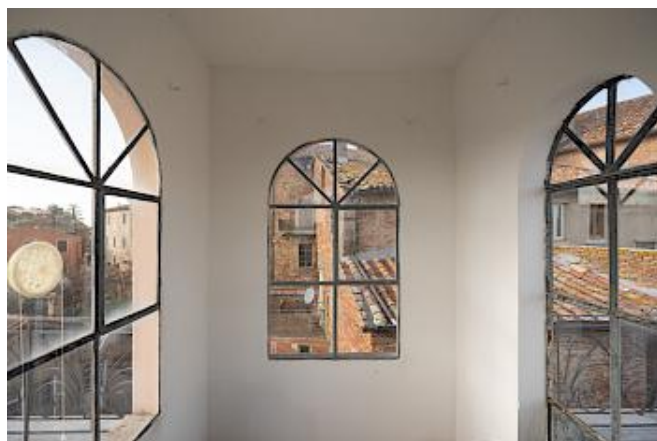
(55km); Deruta (55km); Gubbio (55km); Todi (75km); Montefalco/Bevagna (85km); Siena (90km); Spoleto (102km); Florence (115km); and Rome (180km).

## LEISURE & ACTIVITIES

There are beautiful walks directly from the property. Lake Trasimeno with its beach and watersport facilities is 15km away, while for golfers, there are three courses to choose from: nine-hole Golf Course Lamborghini at Panicarola (7km), the 18-hole course at Golf Club Perugia in Ellera Umbra (30km), or 18-hole Antognolla Golf course (126km) which is one of the most spectacular and challenging in Italy.









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