



## PALAZZO ROSA

*This historic palazzo is an extraordinary combination of charm, practicality, and elegance, ideal for those seeking a prestigious residence in one of Italy's most enchanting hilltop villages*

PRICE	EUR 710.000
SALES CATEGORY	townhouse
DIMENSIONS	The house is approximately 313 sqm, with the private court of approximately 182 sqm.
RENTAL POTENTIAL	This property is not currently rented out for holidays. We are happy to provide more information about the holiday rental market and how the property could fit 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

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Located in the charming historic center of Panicale, this elegant townhouse is a rare gem, offering timeless beauty and functionality. The building spans three floors, crowned by a spectacular panoramic rooftop terrace and complemented by a lower level with vaulted ceilings, accessible via a picturesque alley at the rear of the property.

Upon entering the palazzo, you are greeted by stunning Liberty-style frescoes that add a unique and refined character to the space. The 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 back to around the year 1925, and it was restored in 2003 and then refined in 2016.

The true highlight of the property is the expansive rooftop terrace, a true jewel offering breathtaking views of the surrounding landscape. Its size and positioning make it perfect for entertaining, relaxing, or simply soaking in the beauty of Panicale and the rolling Umbrian hills.

## LAYOUT

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### BEDROOMS

On the ground floor, there is one double bedroom with ensuite bathroom; the other 3 bedrooms are

located on the second floor.

### BATHROOMS

Two bathrooms are located on the second floor, and one of them boasts an incredible tub from which a unique view can be enjoyed. The other bathrooms have showers. The guest toilet is located on first floor.

### KITCHEN

Large industrial kitchen is located on first floor, with very large iron framed windows.

### LIVINGROOM

Reception room is located next to the kitchen on the first floor, and it is divided in a lounge area, and dining area. Windows are located on two sides, allowing the light to float in. There is also a very large reception room that can also be used for different purposes, such as exhibition space, on the semi underground floor, that can boast a private entrance from another alley and it is directly connected to the courtyard outside.

### OTHER ROOMS

Small technical room is located on the ground floor.

## FACILITIES

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### OUTSIDE

Large roof terrace, with white tiles, overlooking the countryside around as well as the historical tower bells of Panicale. Palazzo Rosa boasts also a private courtyard, where it is also possible to park a car.

### TECHNICAL

The house is hooked up to electricity, water, gas and sewage mains.

Heating is provided through boiler and radiators.

### ENERGY



TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

Palazzo Rosa is located on one of the ancient small alleyways in the centre of Panicale. The main square is a minute away on foot and there is even a small theatre close by.

## NOTES

The asking sales price refers to the property in its current state, as described in this profile, excluding all present furniture.

## SURROUNDING

### TRAVEL

**Air** The nearest airports are: Perugia [PEG] (45km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (115km); Rome Fiumicino [FCO] (180km); and Rome Ciampino [CIA] (225km). **Train** The nearest train station is at 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: 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 is an 18-hole course at Golf Club Perugia in Ellera Umbra (30km) or nine-hole Golf Course Lamborghini closer to home at Panicarola (7km).









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