Coldwell Banker Best Properties
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Independent apartment for Sell in Spello

Via Ospedale, Perugia, 06038 (PG)

850.000€



Contact info



Coldwell Banker Best Properties

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Description

CHARMING RESIDENCE IN THE HISTORICAL CENTRE OF SPELLO

PROPERTY DESCRIPTION
In the charming historic center of Spello, one of the most charming villages in Umbria, this unique charming residence with private garden offers the timeless beauty of Italian living – with a touch of elegance and absolute privacy.
The main residence, of about 160 square meters, preserves the authentic character of the historic architecture, enhanced by bright rooms, vaulted ceilings and stone details that directly overlook a courtyard of about 300 square meters – a true jewel in the heart of the village.

INTERIOR SPACES
The house is entirely on the ground floor and opens with a large and scenic entrance, from which you can immediately glimpse the splendid garden. The living area includes a reception room, a kitchen with a convivial dining room and a bathroom with hammam. The sleeping area offers two double bedrooms – both with en suite bathrooms and one with a walk-in closet, a study (easily convertible into a third bedroom) and a separate laundry area.

OUTDOOR SPACES
The garden, rich in Mediterranean essences and precious botanical varieties, has been designed with great care and love for detail: every corner is conceived to offer beauty, intimacy and harmony. Among olive trees, lavender, aromatic plants and seasonal blooms, there are ideal spaces for outdoor lunches, silent readings or moments of pure relaxation.
Here there is also a jacuzzi and an outdoor cold tub, perfect for a regenerating experience immersed in the greenery.
And that’s not all: the project for the construction of a private swimming pool has already been approved, a rare and precious authorization in a historic center like Spello – a detail that further increases the value and uniqueness of the property.
To complete this home, an independent annex currently used as a private gym, also perfect as a study, atelier or guest area.

USE AND POTENTIAL
This property represents the essence of the Umbrian lifestyle, a unique opportunity to experience Italian authenticity, where charm, nature, well-being and quality of life meet. Ideal as a main residence, holiday home or for investment given its strategic position, a few minutes from Assisi and 20 minutes from Perugia and its airport.

DISTANCES AND POSITIONS
City
– Assisi 13.5 Km
– Perugia 30 Km
– Spoleto 34.5 Km
– Rome 209 Km

Sea and Lakes
– Lake Trasimeno 40 Km
– Adriatic Sea 108 Km
– Tyrrhenian Sea 211 Km

Airports
– Perugia Airport 22 Km
– Ancona Airport 116 Km
– Rome Fiumicino Airport 193 Km

Details

- Property ID: CBI134-1917-155
- Surface: 200.00 m²
- Rooms: 10
- Garden: Privato, 330 sqm
- Bathrooms: 3
- Bedrooms: 3

Property Features

- Floor: Ground floor
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 200.00 m²
- Rooms: 10
- Bedrooms: 3
- Bathrooms: 3
- Position: Central
- Shower: Yes
- Garden: Private, 330 sqm
- Safe: Yes

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images










































































