



COLDWELL BANKER
BEST PROPERTIES

Coldwell Banker Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
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Townhouse for Sell in Corciano - Area: San Mariano

📍 Via Giuseppe Garibaldi, Perugia, 06073 (PG)

295.000€



Contact info



Coldwell Banker Best Properties

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Description

In the heart of Umbria, among the green hills that embrace Perugia and the suggestive Lake Trasimeno, we offer for sale a charming stone townhouse, dating back to the 15th century. Located a short distance from the picturesque village of Solomeo and a few kilometers from the beating heart of Perugia, the property enjoys a dominant position that offers a breathtaking panoramic view of the surrounding countryside. The property is located just 1 km from the prestigious Santa Sabina Golf Club complex, one of the most appreciated and stimulating courses in Italy.

PROPERTY DESCRIPTION

The house, expertly distributed on four levels for a total of about 180 square meters, presents itself as a perfect combination of history and modernity. On the ground floor, with independent entrance, there is a large room with suggestive atmospheres, with vaulted ceilings that evoke the charm of antiquity.

On the first floor, also with an independent entrance, there is the living area, embellished by a modern design open kitchen, equipped with cutting-edge finishes and appliances. The 3.50 meter high ceilings are characterized by two imposing antique walnut beams, which give further elegance to this open and bright space.

The second floor hosts two double bedrooms, ideal for ensuring maximum comfort and privacy, completed by a refined bathroom with high quality finishes.

On the third floor, a magnificent habitable attic offers a bright and welcoming space, with a large fireplace that gives warmth and intimacy to the environment. Another elegant bathroom enriches this floor, where there is also a balcony with a spectacular view of the Umbrian hills, a perfect corner to enjoy the most suggestive sunsets.

STATE AND FINISHES

The subject of a recent and meticulous renovation, this property retains its authentic character intact, while offering the most modern comforts. Particular attention has been paid to the choice of materials, ranging from elegant stone and wood floors to fine details that highlight the historical charm of the building. The house is sold complete with a custom kitchen with peninsula and elegant wardrobes in the bedrooms, making the home ready to be lived in without compromise.

USE AND POTENTIAL

The house offers endless possibilities of use. Currently, the property is used as a master's house, but its versatile structure also allows for subdivision into multiple units. A large studio apartment could be created on the ground floor, while maintaining the rest of the property as a private residence.

The distribution of the spaces has been carefully studied to create a harmonious and functional environment, perfect for a family who wants to live daily in a place steeped in history, or for those who want a holiday residence that allows them to immerse themselves in the Italian dolce vita.

This home is an ideal choice for those looking for an exclusive retreat, combining the charm of an ancient village with the convenience of the main services, all in a context that is both relaxing and dynamic, just a few steps from the natural and cultural wonders of Umbria.

DISTANCES AND POSITIONS

City

Perugia 10 Km

Assisi 34 Km

Gubbio 60 Km

Florence 147 Km

Rome 179 Km

Seas and Lakes

Trasimeno Lake 22 Km

Lake Bolsena 103 Km

Adriatic Sea 144 Km

Railways and Highway

Ellera Station 1.8 Km

Perugia Station 8.3 Km
A14 3 Km

Details

 Property ID: CBI134-2923-153	 Surface: 200.00 m²
 Rooms: 5	 Bathrooms: 2
 Energy Class: D	 Bedrooms: 3

Property Features

 Floor: Multi-story	 Conservation status: Renovated
 Current condition: Free upon deed	 Surface: 200.00 m²
 Rooms: 5	 Bedrooms: 3
 Bathrooms: 2	 Kitchen: Habitable
 Position: Central	 Balconies: Presente
 Shower: Yes	 Fireplace: Yes
 Safe: Yes	 Parquet : 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







