



COLDWELL BANKER
ITALY

CB Best Properties

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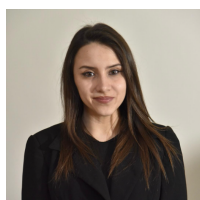
Building for Sell in Gualdo Cattaneo

📍 Via Edoardo Cattaneo, Perugia, 06035 (PG)

495.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

In a commanding position, with an open and picturesque view of the Umbrian valley, we offer a charming historic building dating back to the 1400s, located in the heart of the medieval village of Gualdo Cattaneo, bordering the famous Rocca Sonora.

This is a rare property, combining the authentic charm of history with spacious living and exceptional comfort, enhanced by a unique feature: a large private roof garden that opens onto the surrounding landscape.

INTERNAL COMPOSITION

The building extends over three levels, with a total floor area of approximately 1,090 square meters. The main entrance, adorned with a family crest, leads to a large corridor leading to the mezzanine floor, where there are two apartments of approximately 70 square meters each, comprising a living room, kitchen, bedroom, and bathroom.

The historic staircase leads to the upper floor, where two larger apartments, each approximately 120 square meters, are located. They feature bright, well-arranged spaces, including a living room, kitchen, three double bedrooms, and a bathroom.

On the ground floor, with independent entrances, there are two additional residential units of approximately 70 square meters each, ensuring flexibility of use and privacy. The property also includes charming old cellars, spaces rich in character that retain their timeless charm.

OUTDOOR SPACES

A distinctive and valuable feature is the private roof garden of approximately 1,700 square meters, a true rarity within the village, which offers panoramic views and an ideal space for relaxing or hosting guests in absolute privacy.

STATE AND FINISHES

The property has been renovated respecting the original architecture, preserving the distinctive features of Umbrian tradition. The rooms feature exposed wooden beams and joists, brick vaults, terracotta and ceramic floors, while wood-effect PVC window frames contribute to a warm atmosphere.

USE AND POTENTIAL

This property represents an ideal solution for those seeking a charming home, capable of telling a story while offering spacious living spaces.

Thanks to its layout and strategic location, it is also ideal for a high-end hospitality project, such as a boutique hotel or charming relais, or as a residence for a large family or multiple families, maintaining independence and comfort.

DISTANCES AND POSITIONS

CITY

Spello 20 km

Assisi 25 km

Spoletto 32 km

Perugia 40 km

Rome 145 km

Florence 188 km

SEAS, LAKES and RIVERS

Lake Trasimeno 80 km

Lake Bolsena 103 km

Adriatic Sea 144 km

AIRPORTS:

Perugia Airport 30 km

Rome Fiumicino Airport 172 km

Florence Airport 200 km

Details

 Property ID: CBI160-2597-177	 Surface: 1090.00 m²
 Rooms: 15	 Garden: Privato, 1.700 sqm
 Bathrooms: 7	 Energy Class: G
 Bedrooms: 8	

Property Features

 Floor: Multi-story	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 1090.00 m²
 Rooms: 15	 Bedrooms: 8
 Bathrooms: 7	 Kitchen: Habitable
 Position: Central	 Shower: Yes
 Parking space: Uncovered	 Garden: Private, 1.700 sqm
 Fireplace: 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



