



COLDWELL BANKER
BEST PROPERTIES

Coldwell Banker Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
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Tel.: 075 3759488

Townhouse for Sell in Collazzone - Area: Gaglietole

📍 Via Cialdini, Perugia, 06050 (PG)

230.000€



Contact info



Coldwell Banker Best Properties

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Description

PROPERTY DESCRIPTION

At the foot of the medieval village of Gaglietole, in a charming setting, stands this characteristic stone townhouse, divided into two independent apartments. The property is nestled in a landscape of extraordinary natural beauty, with breathtaking views of the Umbrian hills, offering a peaceful and harmonious setting, ideal for those dreaming of an authentic residence in the green heart of Italy.

INTERNAL COMPOSITION

The home is spread over two completely independent levels, designed to ensure functionality and comfort, recently and completely renovated.

On the ground floor is a cozy and intimate apartment with a living room and open-plan kitchen, a double bedroom, and a bathroom with a window. These bright, tastefully decorated spaces exude a warm, homely atmosphere.

Going up to the first floor, accessible via an external stone staircase, you'll find the second apartment, featuring a large living room with kitchen and a French window leading to the enchanting panoramic terrace of approximately 100 square meters.

The sleeping area consists of a spacious double bedroom and a bathroom with window.

STATE AND FINISHES

The apartments, both carefully renovated, combine the character of Umbrian tradition with modern comforts.

The exposed wooden beams and terracotta floors tell the story of the house's ancient history, while the furnishings and modern kitchens with induction hobs convey contemporary functionality. Every room is air-conditioned, making the property livable and pleasant in all seasons.

OUTDOOR SPACES

The true star of the property is the spacious, habitable first-floor terrace, a natural backdrop for sunset dinners, light breakfasts, and outdoor social gatherings, where you can fully experience the thrill of a home immersed in nature.

USE AND POTENTIAL

This property represents a unique opportunity both as a primary residence, perfect for two small families or for those looking to live in a house with independent spaces, and as an investment.

The property is ideal for tourist rentals or short-term stays, capturing the growing interest in Umbria as an authentic and sought-after destination. A place that preserves the soul of the past, yet offers the pleasures of modern living, transforming itself into a truly charming home.

DISTANCES AND POSITIONS

City

Collazzone 7.9 km

Perugia 19 km

Assisi 36 km

Airports

Perugia Airport 31.9 km

Rome Airport 183 km

Florence Airport 190 km

Seas and Lakes

Lake Trasimeno 54 km

Adriatic Sea 134 km

Details

 Property ID: CBI134-2230-193	 Surface: 180.00 m²
 Rooms: 4	 Bathrooms: 2
 Energy Class: D	 Bedrooms: 2

Property Features

 Floor: Building	 Conservation status: Renovated
 Current condition: Free upon deed	 Surface: 180.00 m²
 Rooms: 4	 Bedrooms: 2
 Bathrooms: 2	 Kitchen: Exposed
 Position: Peripheral	 Shower: Yes
 Terrace: Present	

Nearby

 Soccer Fields	 Playgrounds	 Cafes / Bars
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Images





