



## Il Cottage nel Borgo



### Agenten-Info

|                 |  |
|-----------------|--|
| Name:           | ArKadia  |
| Name der Firma: |  |
| Land:           | Vereinigtes Königreich   |
| Telefon:        |  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |               |
|----------------|---------------|
| Immobilie für: | Kaufen        |
| Preis:         | USD 69,574.56 |

#### Standort

|                       |                   |
|-----------------------|-------------------|
| Land:                 | Italien           |
| Staat/Region/Provinz: | Umbrien           |
| Stadt:                | Giano dell'Umbria |
| Postleitzahl:         | 06030             |
| Veröffentlicht:       | 20.08.2025        |

#### Beschreibung:

Located just a short distance from a picturesque medieval village, this delightful townhouse is part of a terraced building comprising three independent units. With its private entrance and two-level layout, the property offers both comfort and character—ideal as a primary residence or a short-term rental investment.

#### Property Features:

##### Ground Floor:

Upon entry, a welcoming hallway leads to a spacious kitchen and dining area, which opens directly onto a private garden of approximately 100 sqm, adorned with various fruit trees—perfect for outdoor dining or relaxation.

##### First Floor:

An internal staircase connects to the upper level, which includes two bright bedrooms, a modern bathroom, and a balcony with panoramic countryside views.

##### Additional Space:

Separate from the main building is a 24 sqm cellar, providing excellent storage or potential for a hobby space.



## Specifications:

Ceramic flooring throughout, double-glazed aluminum window frames, traditional wooden exterior shutters, independent natural gas heating, mains electricity and water connections

The home is in good overall condition and ready for immediate occupancy, offering a blend of rustic charm and modern amenities in a peaceful setting.

## Location:

Giano dell'Umbria is a medieval village located in a panoramic position, at the top of a hill overlooking the Umbrian Valley, at the foot of the Martani Mountains. Rich in history and charm, it boasts a well-preserved historic center, remarkable churches, and a breathtakingly beautiful surrounding landscape.

There are all the necessary services such as a small bar/grocery store and a municipal pharmacy.

Giano dell'Umbria is also a city of olive oil and wine, located between Spoleto and Todi, a few kilometers from Montefalco and Bevagna. It is an important stop on both the Sagrantino Road and the Umbria DOP Olive Oil Regional Road. Charming villages, rich in history and art, surround the area, such as Montecchio, Moriano, and Castagnola. Bastardo, on the other hand, is the only modern center, a commercial hub, and home to one of the area's weekly markets.

Zustand: Gut

## Allgemein

Fertige m<sup>2</sup>: 97 m<sup>2</sup>

## Versorgungsdetails

Heizstoff: Gas

## Gebäudedetails

Anzahl Etagen: 2

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MSMH-T73/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MSMH-T73/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: IX7.452.464



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