



Il Piano Nobile del Marchese



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,297,304.62

Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Umbria
Πόλη:	Perugia
Δημοσιεύθηκε:	08/04/2026
Περιγραφή:	

Within the historic Palazzo Baldeschi-Oddi, in the heart of Perugia old town center, we offer for sale a prestigious representative apartment, located on the piano nobile, dating back to the 16th century. The property, measuring approximately 200 cadastral square meters, was fully renovated in 2006. The residence stands out for its magnificent frescoes, predominantly from the 17th century, with later interventions from the 18th and 19th centuries, making each room unique and of extraordinary artistic value. The impressive ceiling heights, exceeding 5 meters, further enhance the nobility and monumentality of the interiors. A particularly charming feature is the enfilade layout: four spacious halls follow one another harmoniously along the same perspective axis, according to a refined Baroque-inspired design. This configuration creates striking visual vistas, amplifies natural light, and lends the rooms a grand, theatrical elegance. The property comprises five large rooms in total, in addition to a hallway separated from the main areas by an elegant glass gallery, allowing the richness of the fresco decorations to be admired from the very entrance. The layout is completed by a practical storage room and two bathrooms, finished with fine materials such as Portuguese pink marble and Iranian yellow granite. The apartment benefits from two independent entrances, a feature that offers the possibility of dividing it into two separate units, also ideal for hospitality or short-term rental use. Currently registered as an office, the property is already prepared for a simple and swift conversion to residential use, subject to change of use approval. The renovation, carried out with great attention to detail and under the supervision of the Cultural Heritage Authority, enhanced the original materials while integrating modern solutions: teak parquet flooring, elm baseboards, and wooden window frames with double glazing, ensuring excellent acoustic insulation. The result is a perfect balance between history, elegance, and contemporary comfort. The building itself has recently undergone refurbishment, including works on the



facade and roof, as well as the installation of a modern elevator.

The apartment is presented in excellent condition thanks to a complete and conservative restoration carried out under the direct supervision of the Cultural Heritage Authority. Among its distinctive features are ceilings over 5 meters high, entirely frescoed, sorbo wood window frames with double glazing, teak flooring laid in a herringbone pattern with border inlay, antique painted and gilded doors, and elm wood baseboards. Every detail has been carefully curated to enhance the historic authenticity of the property, while seamlessly incorporating modern comfort.

The property features two independent entrances with reinforced security doors, video intercom system, a modern condominium elevator, and immediate access to public transportation.

Thanks to its layout and dual entrance, the property lends itself to various solutions: professional office or representative headquarters, prestigious residence in the historic center, as well as a mixed-use option (residence + office). Currently designated for office use, the property can be easily converted to residential, representing a highly attractive opportunity both for private use and as an investment.

The Piano Nobile del Marchese is located on one of the most characteristic and central streets of Perugia, just a few steps from the San Domenico complex and the National Archaeological Museum of Umbria. Perugia railway station is a 5-minute drive away, while Umbria International Airport can be reached in 20 minutes. From Perugia, the main Umbrian art cities are easily accessible, including Assisi (30 minutes by car), Gubbio and Todi (45 minutes by car). Rome is approximately 2.30 hours by car, and Lake Trasimeno, with its natural beauty, is just 20 minutes away.

For every property acquired, the Great Estate group carries out, through the seller's appointed technician, a technical due diligence that enables a thorough understanding of the urban planning and cadastral status of each property. This due diligence may be requested by the client upon the expression of genuine interest in the property.

The property is registered to a private individual and is not subject to any restrictions other than those imposed by the Fine Arts Authority. Currently classified under cadastral category A/10 (office), it is already prepared for a swift conversion to residential use. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Κατάσταση:	Reformed
Κατασκευάστηκε:	1600

Lease terms

Date Available:

Επιπλέον πληροφορίες

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