



## Il Cottage nel Borgo



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 76,004.79

#### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Giano dell'Umbria
Indicatif régional:	06030
Soumis:	20/08/2025

#### Description:

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.



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## 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.

Condition: Good

## Commun

Pied carré fini: 97 m<sup>2</sup>

## Utility details

Heating Fuel: Gas

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [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)

## Contact information

IMLIX ID: IX7.452.464



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