



## Privacy e Storia nel Cuore di Cerreto



### 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 1,578,674.45

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Cerreto di Spoleto
Soumis:	13/03/2026

### Description:

In the heart of the most authentic Umbria, amidst peace, privacy and historical value, this 18th-century palace welcomes you, located in the main square of Cerreto di Spoleto, a medieval village nestled in the Valnerina, just a short distance from Spoleto, Norcia and the principal Umbrian art cities. The location is central, with services, schools and shops within walking distance, as well as leisure facilities and efficient transport links within a few kilometers. From the outside, the palace features a facade in harmony with its historic surroundings, seamlessly integrated into the urban fabric of the old town center, with direct access from the square through a private entrance. The property is arranged over five levels for a total surface area of approximately 670 square meters, offering open views toward the surrounding rolling hills. Its east and west exposure ensures natural light throughout the day and picturesque glimpses over the valley. Fully restored in 2004, the building preserves its original layout and historic load-bearing walls, enhanced by a renovation that respected its architectural identity. The property currently comprises several residential units with independent entrances, a feature that makes it ideal both as a prestigious private residence and as a charming hospitality property. The presence of a private green space completes the estate, offering an outdoor area to enjoy during the warmer months, in dialogue with the natural landscape surrounding the village. The level of privacy is excellent despite its location in the historic center, thanks to the building configuration and its internal distribution. This palace represents a prestigious opportunity for those seeking a historic building of generous size, with authentic character and hospitality potential in the heart of Umbria, in a strategic position between nature, culture and services. Here you can bring to life a project for a private residence, a representative home or a boutique hospitality venture, enhancing an architectural heritage that spans the centuries. All furnishings are included in the price.



Privacy and historic charm welcome you into spaces where original materials engage in dialogue with carefully executed restoration works. The finishes express a classic character, consistent with the period, enhanced by artisanal craftsmanship and constant maintenance that keeps the property in excellent condition. The load-bearing structures, subject to structural consolidation over time, convey a sense of solidity. Inside, the flooring alternates between terracotta tiles and traditional flat terracotta bricks, laid in classic patterns; in some areas there are natural stone surfaces and parquet. The load-bearing masonry walls, often left exposed, reveal local stone textures with well-executed joint pointing; where plastered, they feature smooth surfaces and paintwork in excellent condition. Stone vaults and ceilings with wooden beams provide authenticity and stylistic continuity. The window frames, in wood with double glazing, are in harmony with the historic context and carefully maintained; the internal doors, also in solid wood, feature traditional hardware and good functionality. The independent entrances to the various apartments ensure autonomy and comfort in layout, with a rational distribution of spaces that promotes fluidity between convivial areas and private quarters. The kitchens, distributed among the different apartments, are crafted in Italian walnut wood. The outdoor spaces include a private green area of modest size, finished with stone paving and well-kept lawn areas; the surfaces are orderly and functional for outdoor living. Overall, you perceive a quality property, with classic finishes and authentic materials, carefully maintained and ready to accommodate a residential or hospitality project that will further enhance its historic character and architectural identity.

The palace is equipped with all utilities.

The layout with independent entrances is ideal for a B&B, boutique hotel, restaurant with impressive wine cellars, as well as events and ceremonies. The historic value and the location in the ancient center enhance prestige and support strong prospects for long term growth.

Privacy and authenticity welcome you in the heart of the historic center of Cerreto di Spoleto, in a panoramic, sunny hillside position with east-west exposure. From the windows you enjoy open views over the rooftops of the village and the mountain profiles of the Valnerina. All essential services and local shops are within walking distance; natural areas and outdoor trails are in the immediate vicinity. Spoleto is about 25 km away, Norcia 25 km, Assisi 60 km, Perugia 70 km; the international airport is approximately 70 km away. Private yet vibrant setting, accessed via paved road.

The Great Estate group carries out, for every property acquired, a technical due diligence through the seller's appointed technician, allowing us to gain a detailed understanding of the urban planning and cadastral status of each property. This due diligence report may be requested by the client upon expressing genuine interest in the property.

Full ownership of this historic palace in the center of Cerreto di Spoleto: acquire the entire real estate complex with no co-ownership constraints, holding exclusive title to the entire building from ground to roof of approximately 670 sq m. The sale is managed by a single company, a structure that ensures contractual clarity, a streamlined decision-making process and defined timelines, safeguarding your investment in the heart of Umbria.

Condition: Reformed

Année: 1700



## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2488/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2488/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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