



## Traditional Italian House for Sale In CASTEL RITALDI Italy



### Informazioni sull'Agente

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nome:             | Niall Madden                                                                  |
| Nome della ditta: | Esales Property Limited                                                       |
| Nazione:          | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Tipo di servizio: | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefono:         |                                                                               |
| Languages:        | English                                                                       |
| Sito web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 414,189.83 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | Italia     |
| Stato / Regione / Provincia: | Umbria     |
| Cap:                         | 06044      |
| Pubblicato:                  | 06/10/2026 |
| Descrizione:                 |            |

Traditional Italian House for Sale In CASTEL RITALDI Italy

Esales Property ID: es5555256

Via G. Garibaldi 24

CASTEL RITALDI (PE)

Italy

Prime Investment Opportunity: Historic Country House for Restoration in Castel Ritaldi, Umbria

Situated in the historic province of Perugia, this expansive country property at Via Giuseppe Garibaldi 24, Castel Ritaldi (PG) presents a rare development project in the green heart of Umbria. Spanning approximately 1,000 square meters (nearly 10,700 square feet) of total built area, this historic residence offers an exceptional canvas for investors, developers, or private buyers seeking to restore a classic Italian



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estate or establish a luxury hospitality venue.

## Property Overview & Architectural Potential

The main structure requires a comprehensive restoration and full rebuild, allowing complete customization of the interior layout and structural design. Given the extensive interior footprint, the building can easily accommodate a multi-room boutique hotel, a bed-and-breakfast, a private estate with guest accommodations, or a commercial hospitality venture such as a destination restaurant and event space.

## Land & Access Features

The estate sits on a total land plot of approximately 3,700 square meters, intelligently partitioned to optimize functionality and accessibility:

- \* **Main Residential Grounds:** Approximately 2,500 square meters surrounding the main structure, ideal for private gardens, outdoor dining terraces, or a swimming pool.
- \* **Commercial Street-Front Parcel:** An additional 1,200-square-meter plot positioned directly along the main thoroughfare. This parcel provides convenient, direct access from the primary road and can easily be converted into a dedicated customer or guest parking area for commercial operations.

## Strategic Location & Surrounding Attractions

Castel Ritaldi is ideally positioned within Umbria's renowned cultural and scenic triangle:

- \* **Spoletto:** Located just 7 kilometers away, offering quick access to high-speed rail connections, fine dining, historic monuments, and world-class cultural events like the annual Festival dei Due Mondi.
- \* **Trevi & Campello sul Clitunno:** Positioned nearby with clear, panoramic views looking toward the hilltop town of Trevi and the famous crystal-clear waters of the Clitunno Springs (Fonti del Clitunno).
- \* **Regional Transit Access:** The nearest regional airport is Perugia San Francesco d'Assisi Airport (PEG), located under 50 kilometers to the north, providing efficient connections for international travel.

## Sale Terms & Enquiries

Offered directly by the private owner, this property is listed at €370,000, with reasonable offers considered.

## Property Summary

### Specification Property Details

Property Type Historic Country House / Full Reconstruction Project

Street Address Via G. Garibaldi 24, Castel Ritaldi (PG), Italy

Built Area Approx. 1,000 m2 (10,700 sq. ft.)

Total Land Area Approx. 3,700 m2 (2,500 m2 main plot + 1,200 m2 street-front plot)

Condition Requires major rebuild / complete restoration



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Potential Uses Boutique hotel, restaurant, multi-unit residence, private villa  
Proximity 7 km from Spoleto; close to Trevi and Campello sul Clitunno  
Asking Price €370,000 (Offers Welcome)

## ABOUT THE AREA

Castel Ritaldi is a charming, historic comune nestled in the green heart of Umbria, Italy, perched atop the Scigliano hill at the foot of the Martani Mountains. Enclosed by well-preserved 13th-century walls, the village offers sweeping views of a countryside dominated by lush olive groves and rolling vineyards. Its history dates back to Roman times, later developing around a medieval fortress named after the feudal Ritaldi lineage that ruled the area as part of the Duchy of Spoleto.

The town's historic center features impressive architecture and artistic treasures spanning several centuries. Notable sites include the Church of Santa Marina, which houses fine Renaissance frescoes, and the 15th-century Church of San Nicola. Just outside the main village stands the Romanesque Pieve di San Gregorio in Nido, built around 1141, celebrated for its intricate white and red stone facade depicting biblical relief carvings.

Deeply tied to traditional agricultural practices, Castel Ritaldi is world-renowned for producing high-grade extra virgin olive oil under the protected Monti Martani DOP designation. The surrounding landscape is dotted with historic watermills and winding trails ideal for hiking, cycling, and exploring nearby wine routes like the famous Sagrantino di Montefalco region.

The nearest airport to Castel Ritaldi is Perugia San Francesco d'Assisi Airport (PEG), located approximately 48 kilometers (30 miles) to the north. For broader international flights, Rome Fiumicino Airport (FCO) and Rome Ciampino Airport (CIA) serve as the primary long-distance gateways, situated roughly two hours away by car or train.

## MAiN FEATURES:

- \* 1000m2 of living space
- \* 2500m2 plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Tenanted: Si



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## Comune

|                        |          |
|------------------------|----------|
| Camere da letto:       | 3        |
| Bagni:                 | 2        |
| Finito piedi quadrati: | 1000 mq  |
| Dimensione del lotto:  | 25000 mq |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX9.074.510

