



## apartment on 2 floor with garden



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 45,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Postcode:	06055
Geplaatst:	26-11-2025

### Omschrijving:

Just a few steps from the enchanting Borgo di Migliano, in a small and peaceful residential complex built in the mid-1990s, we present this charming end-terrace house on two levels, complete with an exclusive corner garden ideal for outdoor dining, relaxation, or pets.

### Property Layout

#### Ground Floor

Upon entering, you are welcomed by a bright and inviting living room, enriched by a functional wood-burning fireplace that creates a warm and cosy atmosphere during the colder months. The open-plan kitchenette is efficiently designed and provides direct access to the outdoor space. Large windows ensure pleasant natural light throughout the day.

The garden, arranged on two sides of the house, offers both privacy and excellent exposure, making it perfect for enjoying the surrounding greenery.

#### First Floor

A comfortable staircase leads to the sleeping area, consisting of a spacious double bedroom with access to a panoramic balcony overlooking the countryside—an ideal spot to enjoy morning coffee or evening sunsets.

The floor is completed by a well-appointed windowed bathroom, offering natural ventilation and brightness.

### Main Features



Property in excellent overall condition, well maintained over time; Ready to move in, ideal for immediate use; Independent heating system for optimal comfort; Private garden on two sides, perfect for outdoor living; Sold fully furnished; Quiet residential setting surrounded by nature; Reserved parking spaces available within the complex;

## Why Choose This Property

This home is ideal as a main residence for those seeking tranquillity without isolation, a holiday getaway immersed in the Umbrian hills, or a reliable investment for short- or long-term rentals. Its strategic position ensures peace and privacy while remaining close to essential services, cultural attractions, and scenic routes.

Migliano is a small medieval Borgo which comes under the Commune of Marsciano. In the Summer months the Borgo has a festa which is popular with the locals. It is a quiet and peaceful place, Marsciano is approx. 12km away and offers many amenities, including large supermarkets, a weekly market, chemists, post office, schools, florists, banks and many wonderful bars and restaurants.

The nearest airport is Perugia which is an approx. 30 minute drive, here there are regular flights from London and other destinations.

Conditie: Good

## Algemeen

Afgewerkte vierkante meter: 55 m<sup>2</sup>

## Utility details

Heating Fuel: Gas

## Building details

Aantal verdiepingen: 2

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MSMH-T75/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MSMH-T75/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: IX7.946.765



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