



## Il Cottage nel Borgo



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 76,004.79

### Localização

Country:	Itália
State/Region/Province:	Úmbria
Cidade:	Giano dell'Umbria
CEP:	06030
Adicionado:	20/08/2025

#### Informação adicional:

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.

Condição: Good

## Comum

Pés quadrados acabados: 97 m<sup>2</sup>

## Utility details

Heating Fuel: Gas

## Building details

Número de pisos: 2

## Lease terms

Date Available:

## Informação adicional

URL do site: [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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