



THE PALACE



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 3,237,934.53

Konum

Ülke:	Italy
Eyalet/Bölge/ Şehir:	Umbria
Şehir/İlçe:	Passignano sul Trasimeno
Yayınlandı:	23.08.2024
Açıklama:	

Overlooking the monumental facade of the Sanctuary of Miracles of Castel Rigone, the valley of Preggio and the Magione valley, stands this elegant palace, which served as a noble residence and warehouse area serving the noble and 37 land holdings. Its origins prior to the 14th century are evidenced by the request to the city of Perugia to build walls between the 5 towers already present in the town. Then followed various transformations, from fortress, to noble summer residence, finally in the late 19th century as the residence of the noble Bichi-Ruspoli-Fortebraccio, oil mill, cellar and warehouse of the entire property which also included the current Castello di Reschio. Until 2017 it had never been bought or sold in its entirety. After six years of complete renovation and restoration, the noble portion is for sale. Today this prestigious property is divided into three independent portions of which two of them belong to two families. On the ground floor of the noble area, we find on one side an imposing hall with arches, bathroom and technical area. The floor was made of cement material without any joints. This gives an elegant and clean look at the same time. The bathroom reflects the style of all bathrooms where a totem of small colored terracotta tiles dominates, sink resting on an antique cabinet. Through an ancient spiral staircase, which served as an escape route for the nobles and is currently rebuilt in iron, you can reach the hall on the first floor. On the other side of a porch, in the internal courtyard, there is the internal entrance where an important artistic staircase in concrete and iron fills and illuminates the space. The characteristic of this staircase is that it was conceived as a living space in itself. In the landings, in fact, there is a reading area with access to the terrace, a second living/room type area and finally a bathroom. The lights give this magical place a touch of 'shooting stars'. On the first floor, you immediately notice the imposing dimensions of the Fireplace Room together with its height. Here the floor is made of terracotta, exclusively designed by the architects and created for the first time by the company 'Cotto Etrusco', specifically for this property. From here there is a romantic terrace overlooking the Sanctuary,



the Spa area and the garden. A 19th century stone fireplace dominates one wall of the hall. Through two symmetrical doors you enter another room that could be used as a living room or dining room with adjacent bathroom with shower, also with terracotta totem and sink holder in antique furniture. From here you access the kitchen area built in the area of the ancient tower under a beautiful round arch in exposed brick. Using the main internal staircase, internal iron staircase or elevator outside the private area, you access the second floor consisting of a corridor, three bedrooms with bathroom and laundry room. In the tower area, there is the highest room in the entire building, it was called the 'brides' room', for its undoubted privacy. Here too the floors are terracotta and all the doors were made and colored by hand under the exclusive design of the architect. The height of the ceilings and the generous openings to the windows allow an excellent view and brightness to the rooms. There are a total of 4 bedrooms and 7 bathrooms. The property is completed by the common area which is composed as follows: - Internal courtyard with brick arches and part of the ancient stone flooring with a romantic 17th century well positioned above the rainwater collection tank - 'Wine cellar'/hobby room, to spend pleasant evenings sipping wine and enjoying the naturally cool temperature in summer - Mezzanine with low ceiling, for unforgettable winter evenings - Private chapel, where you can gather in your spiritual intimacy - Raised outdoor garden composed of lawn and shrubs - 4 x 10 swimming pool, - with salted water - made of Alpine stone with Alpine Pond tones The current owner is currently designing a Spa area and technical area in a building inside the courtyard. This too, in proportion to the thousandths of the property, will be part of the sale as a common area. For its intrinsic elegance, its very long history, its majestic and meticulous restoration, the property was chosen by the FAI to be open to the public for a day. Well, that day 800 people came specifically to see the jewel of The Palace in Castel Rigone. If you would like to see the transformation of The Palace over time, please visit: [https:// ... / Services: Garden, Spa, Home automation, Wine cellar and mezzanine, Underfloor heating and cooling, Elevator, Chapel, Condominium administration service](https://.../Services:Garden,Spa,Homeautomation,Winecellarandmezzanine,Underfloorheatingandcooling,Elevator,Chapel,Condominiumadministration)

The property was completely renovated in the year 2023. The Palazzo was built in 1300 and, after numerous changes of purpose, began a profound and meticulous complete renovation in 2017. The floors are made of terracotta specifically produced for this property by the renowned company 'Cotto Etrusco.' Only the ground floor salon has a continuous cement solution without joints. The windows have thermal glass and are made of wood, while the doors are handcrafted and painted.

The building is connected to the electricity, water, and sewage networks. GPL gas is provided by an exclusive local company but is on the public network. Underfloor radiant heating and cooling with heat pumps. Rainwater collection cistern exclusively for garden use. Elevator present, with dual entrances. Home automation for internal control. Fiber optic internet connection available, common area and private alarm system. Comprehensive condominium administration service.

The property is particularly suitable for a family seeking an exclusive residence with privacy within a small village where historical significance, beauty, and exclusivity are the predominant features of this uniquely characterized property. It has been designed as a year-round dwelling and could also be of great interest for exclusive seasonal rentals.

The property is located in the municipality of Passignano sul Trasimeno. Distances from Castel Rigone to the following Italian cities: Perugia: only 30 km away. Assisi: approximately 40 km. Siena: about 100 km. Florence: around 140 km. Bologna: approximately 250 km. Rome: about 190 km. Milan: around 400 km.



Distances from Castel Rigone to the following train stations: Terontola-Cortona: Located along the Florence-Rome railway line and also the starting point for the line to Foligno. The distance from Castel Rigone is approximately 30 km. Passignano sul Trasimeno: In the center of the town, on the Perugia-Terontola line, approximately 12 km away. Chiusi-Chianciano Terme: The terminus of the Central Tuscany Railway. The distance from Castel Rigone is approximately 70 km. Distances to some amenities in Castel Rigone: Grocery store: 2 minutes on foot Bar: just outside the main door Restaurants: 5 minutes on foot Pharmacy: 3 minutes on foot Perugia Hospital: 30 km Perugia Airport: 32 km Pisa Airport: 210 km Bologna Airport: 230 km Rome Airport: 195 km Milan Airport: 450 km

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the customer at the time of a real interest in the property.

The property is registered in the name of a natural person(s) and the sale will be subject to registration tax according to current regulations (see private purchase costs).

Durum: Reformed
Yıl: 1300

Genel Bilgiler

Arazi Büyüklüğü: 345 m2

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si: http://www.arkadia.com/KPMQ-T1928/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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