

historic residence for sale in Ficulle

€ 48.000

Ref. AC99-149-1563



154 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 9

"Cortellini Palace"

In the charming village of Ficulle, in the province of Terni, we present a fascinating historic building in Via San Cristoforo, an immersion in the charm and culture of this enchanting Umbrian town, known for its breathtaking views and its thousand-year history.

This property represents a unique opportunity for those who wish to live in an environment rich in history, characterised by authentic beauty and architectural details that speak of a fascinating past.

The building, which extends over three floors for a total surface area of approximately 154 m², is a testimony to local traditions and building art.

On the ground floor, there is a characteristic and historic cellar, which once housed the vats for the production of wine, creating a suggestive and fascinating atmosphere.

This large and potentially rich space can be repurposed to become a welcoming event venue or an artisanal distillery, thus continuing the local winemaking tradition.

Next to the cellar, a storage room completes the floor, offering additional space for your needs.

Going up to the first floor, you discover an apartment to renovate, consisting of three rooms with a fireplace plus a bathroom, perfect for those who want to personalize a space that can become an intimate refuge or a residence for guests.

The layout of the spaces allows for the design of bright and welcoming environments, breathing in the historical character

of the building.

The second floor is dedicated to a habitable apartment, well-distributed and functional, which includes a kitchen, two bedrooms and a bathroom.

This space is the ideal refuge for a family or for those who wish to live in a quiet setting, enjoying the beauty of the surrounding landscape.

The presence of original period terracotta floors and exposed wooden beams creates a warm and welcoming atmosphere, making each room a pleasure to live in.

Finally, on the third floor, you will find a large usable attic, with endless possibilities: it could become a study, a hobby area, or even a relaxation area for moments of tranquility.

The high ceilings and the light that filters through make this space particularly interesting, further enhancing the property. The structure, entirely in local stone, is an authentic tribute to Umbrian architecture, giving the entire building an atmosphere of solidity and tradition.

Furthermore, the property is equipped with all utilities and independent methane heating with radiant panels, ensuring comfort and practicality in everyday life.

Investing in this small building in Ficulle means embracing a unique lifestyle, immersed in the heart of Umbria and surrounded by a vibrant and welcoming community.

With its historic structure and renovation potential, Palazzo Cortellini represents an unmissable opportunity, just waiting to be enhanced and restored to its former glory.

For information call 0776566289 or +39 3348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1563	Reason: Sale
Categoria: historic residence	Address: Via San Cristoforo, 18
Zip Code: 5016	Municipality: Ficulle
Total Square Meters: 154 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 9
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Shower
Wooden Window Frames	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





