

historic residence for sale in San Gemini

€ 950.000

Ref. AC99-149-1596



1.052 sq.m. | Bathrooms: 4 | Rooms: 38

VIOLATI PALACE
SAN GEMINI

In the heart of the charming village of San Gemini, a jewel of Umbria rich in history and culture, stands a fascinating historic building dating back to the 18th century, formerly called PALAZZO ZANASI, today PALAZZO VIOLATI.

San Gemini, once a flourishing Roman city known for its mineral water springs, is today a fascinating place that preserves its medieval beauty intact.

The cobbled streets, historic churches and stone buildings create an enchanting atmosphere, where time seems to have stood still.

This prestigious property, with a surface area of approximately 1100 square meters distributed on four levels, between ancient cellars, first, second and third floors is a true testimony of the historical Umbrian architecture; with over 37 rooms between halls and bedrooms, it lets stories of past eras filter through and invites you to become the setting for new stories to be lived.

Palazzo Violati is a perfect example of this rich cultural heritage, offering the opportunity to immerse yourself in the history and tradition of a unique territory.

Upon entering the building, you are welcomed by large and bright rooms, where natural light filters through large windows overlooking the internal courtyard, creating a warm and welcoming environment.

The exposed wooden beams and the original terracotta floors tell of a past rich in authenticity and value, while the rooms,

characterized by generous heights, offer the possibility of being transformed into living spaces of great charm. In particular, on the first floor, the main hall stands out majestically, characterized by very high ceilings, adorned with beautiful wooden beams and dominated by a fireplace of indescribable grandeur and uniqueness.

Every corner of the building is pervaded by a charming atmosphere, perfect for those who wish to combine history with a personal renovation project.

The internal courtyard, an oasis of tranquility, is the ideal place to relax in the open air, while the panoramic windows offer a breathtaking view of the surrounding Umbrian countryside, a panorama that changes with the seasons and that gives emotions every day.

Although the building requires renovation inside, the roof and the external facades have been completely restored, guaranteeing the building solidity and elegance of times gone by. This historic residence represents a unique opportunity to create a private residence, a charming accommodation facility, such as a boutique hotel or a Luxury B&B business that attracts visitors from all over the world.

Imagine spending summer evenings in the cloister of the palace surrounded by long corridors and stone cellars where you can organize events and receptions in a space that speaks directly to the heart of those who live there.

The strategic position of San Gemini, a few kilometers from Terni and the main communication routes, makes this property a more than advantageous investment, ready to become a point of reference for those seeking the true spirit of Umbria.

Ultimately, Palazzo Violati is much more than a historic home: it is a piece of history, an investment opportunity and an invitation to experience Umbria in all its beauty.

This is a rare opportunity to have a corner of history and create a future full of emotions and unforgettable memories. For information call 0776566289 or +39 3348094290. (CLAUDIA ALFANO)

Features

Code: AC99-149-1596	Reason: Sale
Categoria: historic residence	Address: Via Casventino, 51
Zip Code: 5029	Municipality: San Gemini
Total Square Meters: 1.052 sq.m.	Bathrooms: 4
Rooms: 38	State of Preservation: Be Restored
Level: Buildings	Total Floor: 4
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Terrace	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













