

TORRE DELLA JACCERA -TORGIANO



Ref: NV962

Umbria - Perugia - Torgiano

PRICE: 320.000,00

GENERAL INFORMATION

Surface: 710.00 Mq
Bedrooms: 6
Bathrooms: 3
Swimming pool: No
Terrain: 0.08 ha

In the authentic heart of **Torgiano**, one of Umbria's most charming historic villages, within its ancient medieval walls, an extraordinary opportunity awaits: a prestigious **710 sqm** historic townhouse featuring the iconic **Torre della Jaccera**, a landmark of history, character and timeless elegance.

This remarkable property offers a rare opportunity for those seeking either an exclusive private residence or a prestigious investment, where architectural heritage blends seamlessly with generous living spaces and breathtaking panoramic views.

One of the property's most distinctive features is its unique setting. The main entrance opens onto one of the village's central streets, while the rear of the residence reveals a magnificent **800 sqm private garden**, an exceptionally rare feature within a historic town centre. Overlooked by the ancient tower and enjoying stunning views across the rolling Umbrian hills, the garden offers a peaceful and private retreat.

The property is further enhanced by approximately **100 sqm of panoramic terraces**, ideal for relaxing, entertaining guests, dining al fresco or simply enjoying the beauty of the surrounding landscape.

GROUND FLOOR (Approx. 192 sqm)

The main entrance leads to a versatile and functional floor, perfectly suited for both residential use and professional or hospitality purposes.

This level includes a **100 sqm unit**, currently registered as **A/10 (office/private practice)**, comprising four rooms. It is ideal for those wishing to combine home and business, or to create a reception area, offices, or service facilities for a future hospitality venture.

The ground floor also features:

- a charming **70 sqm garage** with original stone and brick arches and a traditional fireplace;
- a second **22 sqm garage/storage room**.

FIRST FLOOR – Approx. 221 sqm

The principal floor of the residence is full of character, featuring original architectural details and elegant living spaces.

The living area comprises:

- an elegant reception room with fireplace and direct access to a **25 sqm panoramic terrace** overlooking the garden and the medieval tower;
- a second sitting room with exposed wooden beams and parquet flooring;
- a spacious eat-in kitchen with a large traditional fireplace;
- a dining room with wooden ceilings.

The sleeping area includes:

- two double bedrooms;

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