



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

RESIDENZA NEL BORGO DI COMPIGNANO – 3 APPARTAMENTI



Ref: NV966

Umbria - Perugia - Marsciano

PRICE: 150.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 120.00 Mq
Bedrooms: 3
Bathrooms: 3
Swimming pool: No
Terrain: 0 ha

In the heart of Compignano, a charming medieval Umbrian village nestled in the hills between Perugia and Todi, we offer for sale a distinctive, multi-story building comprising three independent apartments. This property is ideal both as a private residence and as a real estate investment for tourist or long-term residential rentals.

The village—intimate and authentic—retains the charm of traditional village life. With a small community of about 100 residents and a tranquil atmosphere, it is the perfect setting for those who wish to live in close contact with nature and rediscover the relaxed pace of the Umbrian countryside.

The property:

Renovated approximately twenty years ago, the building spans four levels. The ground floor houses three utility rooms, each assigned to one of the three apartments, while the upper floors contain the residential units.

Each apartment, measuring approximately 40 square meters, is completely independent and consists of:

A living room with a kitchenette;

A double bedroom;

A bathroom;

A walk-in closet.

The apartments are sold furnished and are ready for immediate use according to your needs.

The existence of three separate units offers significant flexibility: the entire property could be used for hospitality purposes, the apartments could be rented out individually, or one or more units could be kept for personal use while the others generate rental income.

The village and local amenities:

Compignano offers a pleasant and welcoming environment, featuring a café in the main square, a small supermarket, and a restaurant—all central to the village's daily life.

Approximately a 10-minute drive away lies the town of Spina, which provides a supermarket, bars, a post office, a pharmacy, preschool and primary schools, and a municipal swimming pool. Marsciano, located about 12 km away, offers additional amenities, including supermarkets, banks, and gyms.

During the Christmas season, the village comes alive with an evocative living nativity scene—a tradition that involves the local residents and creates a truly enchanting atmosphere.

Thanks to its central location, the property serves as an excellent base for exploring some of Umbria's most beautiful destinations, from medieval hamlets and historic art cities to rolling hills and rich food and wine traditions.

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Perugia, Todi, Assisi, Spello, Spoleto, Trevi, and Orvieto offer itineraries steeped in history, art, and