



Village for Sale in Panicale

Confidential Negotiation

Ref. CBI196-3021-15



3.070 sq.m | Bathrooms: 33 | Bedrooms: 27 | Rooms: 60

In the green heart of Italy, on the border between Umbria and Tuscany, stands one of the most unique and fascinating properties in the Italian landscape: Palazzo Braccio Baglioni, a 15th-century Renaissance residence, now completely restored and ready to accommodate a high-profile residential or tourism project.

The palace, listed in the Vatican's Galleria Delle Carte Geografiche (1580), was once a rest stop for travelers and a noble inn. The name itself, "Braccio," recalls Braccio I Baglioni, to whom the property was granted in 1479 by Pope Sixtus IV. The condottiero Grifonetto Baglioni, depicted by Raphael in the Baglioni Altarpiece, now in the Borghese Gallery in Rome, belongs to the same family. The building still retains original architectural elements, such as period fireplaces, Romanesque bas-reliefs, staircases with Celtic symbols, and the original coat of arms from 1515, still visible at the entrance. This prestigious historic property is now a refined hamlet of over 3,000 square meters, surrounded by 44,000 square meters of private park (partly lakefront) with a natural pool carved into the rock and unparalleled views of the lake's sunsets. The property is temporarily closed but ready for use:

- Reception capacity: 70 authorised beds
- Wellness center under construction: approximately 800 m2 (eligible for EU contributions up to 30%)
- Active licenses: tourist rental and food/drink service



Composition of the Structure:

1) Renaissance Palace Braccio Baglioni (~2,010 m2):

- Basement (approx. 100 m2): Professional kitchen, sink, storage rooms, changing rooms and bathrooms for staff
- Ground Floor (approx. 640 m2): Restaurant with three large rooms, Bar, Reception, services; cross vaults and acoustically perfect environments
- First Floor (approx. 135 m2): Multipurpose room for meetings, courses, events + 3 holiday apartments (approx. 50 m2 each)
- Second Floor (approx. 637 m2): to be completed - project approved for Wellness & SPA

2) Four adjacent residential buildings (Case Alzata, Bellavista, Canova, Dimora - approx. 973 m2):

- 22 apartments in total, furnished in Umbrian style and equipped with energy-saving magnetic card access
- 2 studio apartments
13 two-room apartments
7 three-room apartments

3) Complementary structures:

- Ancient wood-fired oven with outdoor kitchen and summer garden (approx. 19 m2)
- Rural annex used as a tool shed (approx. 68 m2)
- Natural swimming pool set in the rock with spectacular views of Lake Trasimeno

Strategic Position

Immersed in the unspoiled nature of Lake Trasimeno, the property is easily accessible and well connected:

- A few minutes from the villages of Città della Pieve, Cetona, Chiusi, Greppolischieto
- Close to spas, 4 golf courses, and internationally renowned food and wine itineraries
- Train stations: Chiusi-Chianciano (20 min), Terontola (30 min), Perugia (30 min)
- Perugia "San Francesco" International Airport: 35 minutes

A Rare and Inimitable Good

There are no other structures on Lake Trasimeno comparable in terms of history, size, location, and restoration quality. Palazzo Braccio Baglioni is a rare blend of art, nature, and hospitality, ready to accommodate a hospitality project or luxury residence.

Property Informations

Address: Località Braccio

Zip Code: 6064

Bedrooms: 27

Bathrooms: 33

Rooms: 60

Internal condition: Good

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Floor: Multilevel

Parking space: Uncovered

Date of construction: 1400

Current Status: Available after the deed of sale

Garden: Private

Kitchen: Eat-in kitchen









