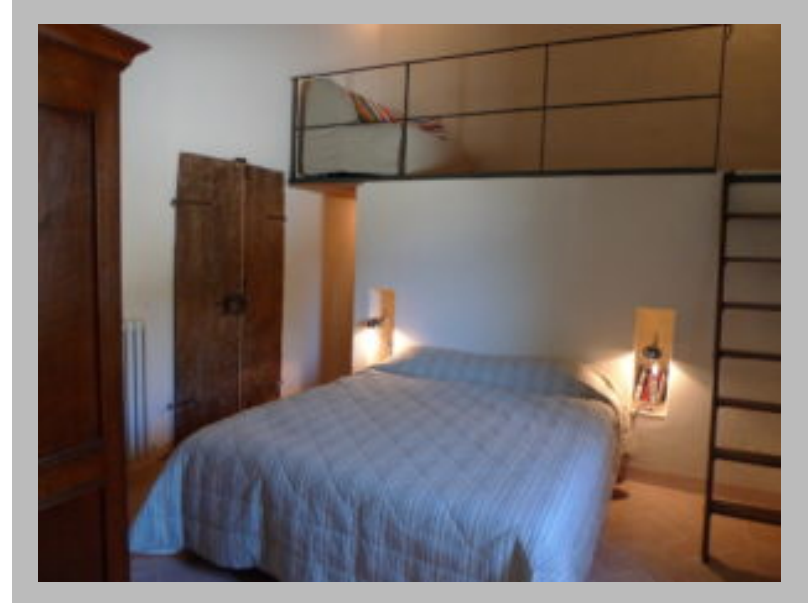




## Il Convento



### Details

Price: 460,000€  
Area: 170 sq m  
Land: Yes  
Pool: Yes  
Location: Vallo di Nera  
Region: Umbria  
Bedrooms: 3  
Bathrooms: 2

### Features

infinity pool, Stunning Views, Vaulted ceilings, Village location, Wi-Fi, Wooden beams

### Description

Il Convento is a beautifully restored 16th century house in Geppia, a tiny hamlet in the mountains of the unspoilt Valnerina in southern Umbria just a 15 minute drive from Spoleto, sitting on a shoulder of the valley in a sunny location with a stunning view of the landscape down to the mediaeval villages in the valley.

The house is on three levels plus a mezzanine floor and is composed as follows: the main entrance is via an exclusively owned courtyard with a shaded area for al fresco dining. This leads directly into a stunning large living/dining room with a very high ceiling with huge chestnut beams painted off-white, and an open fireplace. There is an additional entrance on the other side of the living room that leads into a communal back courtyard. The fully fitted kitchen is down a few steps from the living room and features custom built cypress units, sink & floor made from local marble and a breakfast area with antique table and chairs. There is direct access to the outside from both the living room and the kitchen. A set of steps leads up to the main bedroom which has a large double bed and en suite bathroom with shower. The mezzanine has a

double sofa bed. The top floor contains one double and one twin bedroom. The main bathroom has a bath, shower & bidet.

Original and traditional materials were used in the restoration of this property throughout the house, such as terracotta roof and floor tiles, wooden beams and antique doors.

Just down from Il Convento is a shared infinity pool with stunning views of the mountains and valley below and plenty of seating in sun and shade, as well as a hydro-massage area and outdoor solar show.

The Valnerina and Umbria have lots to offer, both for sightseeing and activities and the whole of Umbria is within reach for day or half day trips and there are many excellent restaurants. Il Convento is ideally placed to explore this unspoilt area including Spoleto, Norcia and Cascia (homes of St Benedict and St Rita) and higher into the Appennines to Castelluccio and the Great Plain. Also convenient for all of Umbria including Orvieto, Assisi, Perugia, Montefalco, Gubbio, etc. Rome is less than 90 minutes by train for an interesting day trip.

The Valnerina also offers a wide variety of outdoor activities in all seasons. Road and mountain biking in spring and early summer, rafting from spring to autumn, horse riding and mule trekking in spring and early autumn, skiing in winter and fantastic walks at nearly all times.

For food lovers and antiques fans, markets abound in Umbria: the nearest are the antiques market in Pissignano on the first Sunday and Spoleto on the second Sunday of the month.

The property also provides excellent rental prospects as a top class holiday destination.