



Historic country house, Spoleto



Details

Price : Upon application
Area : 1000 m2
Land : Yes
Pool : Yes
Region : Umbria

Description

This unique complex is a historic property, one of the most significant examples of Umbrian mediaeval architecture (X to XV century) in the Spoleto area. It developed around an original watchtower, a defensive structure, which was later gradually extended into a refined house, with many special features, such as the beautiful arched loggia. The building is listed by the Italian Ministry of Cultural Heritage and Activities. It is located in the village of Silvignano, at approx 650 m above sea level, near the junction between the two old Roman roads, the Flaminia and the Passo della Spina, leading to the Marche Region and to the Valnerina, the valley of the River Nera. Silvignano was part of a series of fortified villages along the Via della Spina, built to provide a defensive system, along with the Castles of Campello and Acera. The complex of houses, about 1000 sq m in total, plus about 800 sq m of annexes and paved terraces, was bought and lovingly developed over the years by the current owners, who have been using it as their own residence, as well as for providing luxury guest hospitality in the various exclusive structures. The restoration work was very carefully carried out, re-using traditional materials whenever possible, and preserving the original historic features, while adapting the buildings to modern day comforts. Nowadays the result of their work is a very

Features

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

Community Features

land fenced in, pizza oven

exclusive complex that can be used flexibly both as a private residence, as well as a boutique hotel.

The charm of this historic property is further enhanced by a beautiful 3600 sq m garden and some terraces, with a swimming pool located in the most panoramic area, overlooking the Umbrian Valley. The garden has two age old fig trees, oak, elm and olive trees, with the swimming pool in the centre, and over 200 diverse Mediterranean type of plants, and more than 50 different kinds of roses.

The property is composed of 3 main structures, plus the garden and 2 annexes as follows:

A- 1. The "Loggiato", the section of the complex towards the valley, accessed via the main gate, characterized by the arched loggia, has 3 apartments and 4/5 bedrooms; 2. the owners' house consists of 3 bedrooms and 3 bathrooms as well as spacious reception rooms; 3. the internal courtyard and the garden with the swimming pool.

B- the Tower is attached to the "Loggiato", but has its own separate and independent access, and consists of 2 apartments (each with 1 bedroom, 1 bathroom and a kitchen/living area) sharing the same main entrance, the upper one of which has a roof terrace. On the ground floor there is a laundry room.

C- "La Casa di Ulisse" is an independent Villa situated to one side of the complex, with its own separate access, and 2 bedrooms, 2 bathrooms, a loggia used as a dining room, a living room with an open fireplace, a kitchen, an "enoteca" (wine cellar) on the ground floor in a beautiful vaulted ceilings room.

The 2 annexes are as follows:

D- The Piazzetta apartment, whose independent access is from the little square in the village, with a living room with open fireplace, a kitchen, 2 bedrooms, and 1 bathroom. The apartment is on the first floor, while on the ground floor there is a store room.

E- a studio apartment upstairs from an old chapel, consisting of 1 bedroom, 1 bathroom and a kitchen/living area.