



Casa del Castello di Campello Alto



Details

Price : 335,000€
Area : 130 m2
Land : Yes
Pool : No
Location : 06042 Campello Sul Clitunno PG,
Italia, Umbria
Region : Umbria
Bedrooms : 3
Bathrooms : 4

Description

In Campello Alto, just below the walls of the Barnabian Monastery and Castle above it, by the ancient trail of the Franciscan Monks, lies a beautiful and private stone house, whose foundations date back to the 13th century and which had been established on the Papal Census of 1868.

The property enjoys 180° uninterrupted views across to Montefalco and sunsets are unbelievably beautiful. Montefalco is famous for its variety of fine red and white wines. Campello is approximately 120km north of Rome with nearby Perugia with its Airport and Assisi.

The entrance to the property has a long lit drive for parking – there is also covered car parking space at the back of the house.

The main house has two floors of living space, as follows: on the ground level there is a spacious living room with fireplace, beamed ceiling, leading via an open archway to a fully fitted kitchen/diner with fridge/freezer, hob&oven, washing machine and dishwasher with a domed ceiling; there is also a fully-tiled cloakroom/toilet off the living

Features

Isolated position, Stunning Views, Wi-Fi, Wooden beams

Community Features

garden fenced in, private parking



room; on the first floor is a large bedroom with high beamed ceiling, en-suite shower room with toilet & basin, and lit walk-in wardrobes.

The newly-created extension comprises on ground level a spacious bedroom with lit walk-in wardrobe and a large fully fitted bathroom. Stairs lead to the upper open-plan floor with bedroom/studio and a convenient cloakroom/toilet. The extension has its own entrance to give independence, but also has a connecting door to the main house, if required.

All rooms enjoy spectacular views over the Vale of Umbria.

The property is approx 130 sqm in total and there are plans and building permission (now expired, but that can be renewed) for another 100 sqm as well as for a swimming pool. It has been completely renovated to the highest standards, has wooden doors, windows and shutters and security lighting, plus roof TV satellite and is wired for telephone, Internet, alarm system & electronic gates.

All utilities are underground and connected to the mains – electricity, gas, water and sewer, and all rooms have gas central heating.

The garden has been planted up with a variety of flowers, bushes and trees, and has a covered wrought iron gazebo with overhead light, which gives shade from the midday sun. The land surrounding the house has been attractively landscaped with bushes, trees and solar lights and watering points.

There is also a cellar for storage.

House contents are negotiable by private agreement.

Surrounding the property are hills and olive groves, keeping the countryside looking green all year round. With the property comes over 1 hectare (10.846 sqm) of olive groves with more than 300 olive trees and ancient stone walls. The house and its immediate surroundings are enclosed by wrought iron railings and gates, making it a safe environment for children.

The house is a five minute walk from the village of Campello Alto. Further local attractions are the Fonti del Clitunno (the River Clitunno Springs), an area of tranquility and beauty celebrated for centuries by many, among them the Romans and the poet Byron. The surrounding hills are filled with hiking trails among the silvery green olive groves, producing a top quality olive oil. The trail that goes by the house will take you to the Castello di Campello and all the way to Spoleto, Trevi and Assisi. The musical town of Spoleto lies ten minutes away. Within easy

drives one can visit the famous hill towns of the Umbrian Valley, such as Montefalco, Bevagna, Assisi, Perugia, Todi, and Orvieto.