



## Casa Orto di Eva



### Details

Price : 495.000€  
Area : 280 sq m  
Land : Yes  
Pool : Yes  
Location : 06042 Campello Sul Clitunno PG, Italia  
Region : Umbria  
Bedrooms : 4  
Bathrooms : 4

### Features

Stunning Views, swimming pool, Wi-Fi, Wooden beams

### Community Features

garden fenced in, land fenced in, private parking



### Description

Only 6 kms from Campello sul Clitunno, in the hills near Spoleto, a beautiful villa with swimming pool, garden and wooded land for a total of 3,500 sq m, in a wonderful panoramic setting, very private, within walking distance of a renowned family-run hotel and restaurant, offering delicious local cuisine.

The property is completely fenced in, a short driveway leads to the the main access with a gate and a 20 sq m garage. The house is on 3 floors for a total of 280 sq m: on the floor that one finds on arrival, which is the middle floor, there is a very spacious living room with an old fireplace and with large windows that overlook the Umbrian valley and the swimming pool down below, a dining room with another fireplace, a kitchen and a bathroom; on this same level there is a large terrace and a porch for al fresco dining. A set of steps lead up to the top floor, where there are three bedrooms, two bathrooms, a walk in wardrobe and a balcony. Back on the middle floor, another set of steps leads down to the ground floor, where a guest apartment has been created, with its own separate access from the land down below, composed

as follows: living room with bedroom, a kitchen and a bathroom. On the ground floor there is also a 39 sq m artist studio, and a store room. In the garden there is also a very cool store room used as a wine cellar.

Traditional Umbrian materials, wooden beams, terracotta floor tiles, have been used throughout the house.

All around the house there are terraces and a porch, for a total of 37 sq m, providing peaceful and pleasant areas in which to relax and for eating al fresco. The 9x3 m swimming pool can be reached via a few steps and is directly below the house, surrounded by beautifully landscaped garden areas and natural woodland, all fenced in.

The house can be used as two separate and independent units, each having its own entrance.