



Casa Pioresca - UNDER CONTRACT



Details

Price : 150.000€
Area : 120 sq m
Land : Yes
Pool : Yes
Location : 06042 Campello Sul Clitunno PG, Italia
Region : Umbria
Bedrooms : 3
Bathrooms : 2

Description

Casa Pioresca is one of six houses in the small hamlet of Piantalucci overlooking one of the valleys which lead down to Spoleto. It is said that when defeated at Spoleto Hannibal and his men ran up this valley in retreat. The house has been restored with a charming mix of traditional materials and modern convenience. There are exposed wooden beams, terracotta tiles, stone walls and glass panels to define the staircase. There is central heating for the colder months. There is also an open fireplace for fires in winter.

The property which shares one wall with the adjacent house, enjoys total privacy, is approx 120 sq m and has two outdoor terraced areas. The main terrace faces south-west and provides a secluded outdoor position from which to contemplate in the peace. There are a table and chairs for use on the terrace. There is an additional terrace facing west with another table and chairs. At the entrance are terraced beds full of lavender and below the house are 1,200 sq m of additional land.

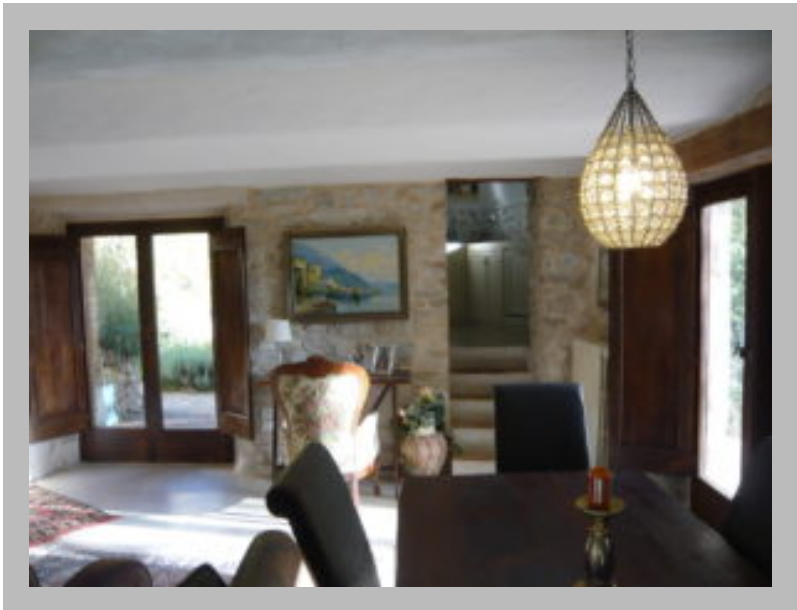
The house is on three levels, plus a small

Features

Stunning Views, swimming pool, Village location, Wooden beams

Community Features

private parking



outbuilding that used to be a bread oven and which has been converted into a kitchen on the ground floor and a small utility room below, which can be accessed only from the outside and which houses the boiler and the washing machine.

Ground Floor

A spacious living / dining room with open fireplace and with steps up to a fully fitted kitchen in what was formerly the old bread oven. This room has French doors out to a terrace with wide views facing south and west providing private outdoor living space for al fresco dining.

First Floor

A set of steps leads up to the first floor, where there is a spacious master bedroom and a bathroom adjacent with a bath-tub (bath, basin, bidet and toilet).

Second Floor

A few more steps lead to the top floor, where there are two bedrooms and a second bathroom with a shower and basin and toilet, plus a closet for linen and a mobile hanging rail.

The hamlet includes 6 properties, each independent with land and terraces and fantastic views of Spoleto and the woods. It is very private and incredibly quiet and unspoiled, a small natural oasis; only 15 minutes from the centre of Spoleto it is possible to feel away from it all in a private paradise of birdsong where the stars do not compete with man made lighting and the sense of peace and tranquillity is restorative.

The houses, which enjoy complete privacy, share recreational facilities, a communal parking space for the owners and their guests, and a communal swimming pool.

The property is available furnished – if that is of interest – for immediate occupation.

The price of the share of the pool is to be added to the asking price of Casa Pioresca.

From all the houses there is a stunning view towards the Spoleto valley and the surrounding woods.

This is an excellent opportunity to live within a rural setting that has been meticulously restored so that the character of the former ruins is not lost.

Umbria is often called the Green Heart of Italy. If you visit you will understand this completely when faced with the rolling hills and beautiful landscape views. In the small mediaeval hill towns that are scattered through Umbria there is a chance to encounter the tranquillity of earlier centuries. Nestling in each village are local restaurants serving delicious regional recipes that will tempt you. Old farmhouses, towers, abbeys and fortresses repeatedly come into view as

you explore the riches of this area.

The hills around Spoleto are lined with olive groves and well marked walking trails and although you often feel miles from anywhere there are plenty of centres of historical, cultural and artistic interest close at hand. Todi, Trevi, Spello, Assisi, Perugia, Terni, Norcia and Montefalco can all be reached in less than an hour from Spoleto.

Spoleto itself is a gem of a city and hosts an International Music Festival every June and July. The Cathedral is a glorious piece of Romanesque architecture; there are two Roman theatres, a stunning aqueduct and charming cobbled piazzas which bustle with life late into the evenings.

The hamlet of Piantalucci is about 700m above sea level and is extraordinarily peaceful even though the city of Spoleto is only 15 mins away. Set in the folds of the hills, it has a wonderful sense of being at peace with the world. At night there are bats at dusk, fire flies as the stars come out, and much later, the sounds of deer and wild boar in the forest below.

Local facilities include several supermarkets in both Spoleto and Trevi, numerous restaurants close by, banks, post office and a hospital in nearby Spoleto.

Watch the VIDEO