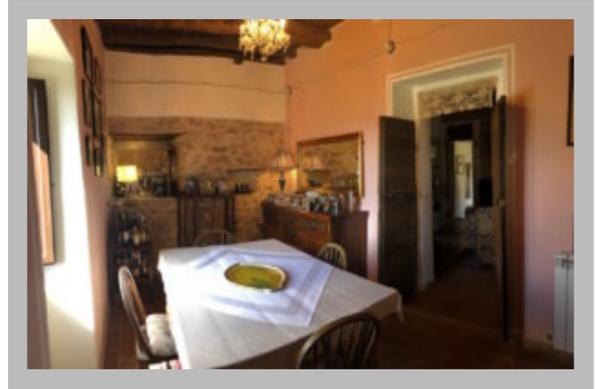




Casa Carvello



Details

Price : 320.000€
Area : 253 sq m
Land : Yes
Pool : Yes
Location : 06042 Campello Sul Clitunno PG, Italia
Region : Umbria
Bedrooms : 3
Bathrooms : 2

Features

rental income, Stunning Views, swimming pool, Village location, Wi-Fi, Wooden beams

Community Features

garden fenced in, pizza oven, private parking

Description

Above the town of Campello sul Clitunno in Umbria, only 5 kms from it, in the hills near Spoleto, a character secluded three storey stone house that dates back several hundred years and has been lovingly restored to create a house which could be used as a permanent home/holiday home or as a rental/B&B opportunity. There are also some outbuildings in need of restoration. Additionally, there is 15 sq m garage and an old bread oven, and plenty of private parking space in the land surrounding the house. The property has its own 6x4 m swimming pool, garden and olive grove (43 trees) in a wonderful panoramic setting, with lovely views over the valley and towards the towns of Campello and Montefalco. Within a short distance there is a renowned family-run hotel and restaurant, offering delicious local cuisine.

The property is part of a little hamlet, so it is not isolated, and enjoys a lot of privacy. Completely fenced in, a communal driveway leads to the the main access with a gate and a 15 sq m garage to the right. The main house is on two floors for a total of 170 sq m and is completely restored. There are also

two store rooms on the ground floor, of 38 sq m.

There is also a 30 sq m annex that can be restored, creating further units to be rented out, or to be used as a guest house.

On arrival, past the gate, there is a spacious parking area and a garden with tables for al fresco dining. To the right, down a couple of steps, is the main house, composed as follows: the main entrance with aged wooden front door on the ground floor leads into a hall and from this, to the right, one enters a spacious living room with old beams and high rise ceiling, large original open fireplace, tall windows.

A door to the left, across from the fireplace, leads to the dining room, with built in cupboard and window, shelving from stone recesses, with views over the pool and valley. Another door to the right leads, down a couple of steps, to the morning room -which has a glass door with ornate metal framework, old beams and a wood burner with wood storage and radiator. The glass door leads out to a paved outdoor patio which can house a dining patio set. The morning room has open arched access to the kitchen, which also has a glass door leading out to the patio area. The kitchen has recently been fitted with stylish white cupboards, a built in dishwasher/washing machine and fridge freezer, a five ring cooker, single Smeg oven and extractor fan.

Back in the hall, there is a downstairs bathroom with features such as a stone alcove and portal window for a nautical feel. There is a shower, a toilet, and a bidet and sink with attractive glass shelving. Another view over the pool and the valley.

A set of steps off the hall leads up to the second floor where there is a landing and then a corridor leading to three bedrooms, 1 bathroom, and a terrace, as follows: the master double bedroom has a large high ceiling with French windows that lead out to a sun terrace that has room for a table and chairs and with views over the mountains; another large double bright bedroom with skylight and blind; a third large double bedroom with spacious built in wardrobe, views overlooking the valley and pool. The upstairs bathroom has double aspect arched windows with stunning views into the valley, shower, toilet, bidet and sink and a built in large cupboard with good storage which also houses the boiler.

All rooms have radiators and fly/mosquito screens.

Some furniture will be sold as part of the house with the option to purchase additional pieces subject to negotiation.

There are outside stairs leading to 5 outbuildings, which could be renovated, currently being used as storage, as follows:

- 1 below the house which is the Cantina with off shoot small room used as wine store;
- 2 currently used for storage;
- 3 Log store;
- 4 Garden store;
- 5 Pool Room featuring floor tiles with new roof.

The 15 sq m garage is currently being used as a storage room with electricity (this could also be converted to a self contained unit, if necessary).

There is an original large stone pizza oven which dates back with the original house.

The garden of 852 sq m in total is on 3 levels, as follows:

- 1st level – large gates/parking area. Garden lighting. Stone built BBQ, dining area with a fantastic vista over the valley and view of stunning sunsets. Top level garden houses large L.P.G. gas tank. Established garden with shrubs/plants and trees and olive trees;
- 2nd level – stairs leading to patio with garden sofa/chairs overlooking the pool area;
- 3rd level with more olive trees, total of 43 Olive trees which produce excellent quality olive oil. Small stone storage shed.

The swimming pool is on the lower level. Paved pool area which houses the pump for the pool. Excellent Pool lighting both in pool and surrounding pool/Patio gardens.

Water well with pump collecting natural rainwater from the roof.

There is also a Sky dish.

The house is situated in the one of the most scenic areas in Umbria and in close proximity to many local villages each boasting their own unique festival, such as Bevagna, which hosts a medieval festival, Cannara, with its onion festival, Trevi, a celery festival, Spoleto, the nearest main city which hosts a famous two week music, dance, opera and film festival each June / July.

Airport access – Perugia 30mins from the house. Rome Airports (Fiumicino and Ciampino) with a motorway taking under 2hr transfer time to reach the house.

Popular cycling/walking area close to the Sibillini Mountains National Park and mountain range.

Good motorway set up to access to Rome/Florence/Siena, Perugia and coastal areas. Trains serviced from Spoleto with good access to all main cities.

Umbria has been well recognised as a culinary haven for Olive Oil, speciality cured meats, cheeses, wine and prized truffles and wild boar. Excellent local pizzerias, restaurants and bars are in abundance.