



Villa Reggiana



Details

Price : 440.000€
Area : 170
Land : Yes
Pool : Yes
Location : 06049 Spoleto PG, Italia, Umbria
Region : Umbria
Bedrooms : 2
Bathrooms : 2

Features

swimming pool, Wi-Fi, Wooden beams

Community Features

land fenced in, pizza oven, private parking, stunning views

Description

Villa Reggiana is situated about 8 km north of Spoleto, the house is on 2 levels and it stands in its own grounds, surrounded by 6,700 sq m of land with 63 olive trees, fruit trees and age old oak trees, all completely fenced off. A short driveway leads to an electric gate that gives direct access to the house and land. There is plenty of parking space outside the house and at the back there is another access, with an additional car parking area.

On the ground floor there is an entrance that leads directly into a spacious living room with an open fireplace, as well as a very good pellet stove. A door to one side leads to a well equipped kitchen. On the same level there is a spacious bathroom (that could also be turned into an additional bedroom with en suite bathroom, if necessary), and with access from the outside, a boiler room. From the living room, a set of steps leads up to the second floor where there is a master bedroom with a small balcony overlooking the beautiful views, a single bedroom, a bathroom and a walk in wardrobe (that could be turned into another single bedroom). The whole house has been recently renovated and a new ventilated and seismic



prove roof installed. There is the additional possibility of extending the house by 100 sq m.

All around the house is a nicely landscaped garden with a beautiful olive grove, fruit plants and automatic sprinklers, a 12 x 6 m swimming pool and a playing area for children. The property enjoys beautiful views and there is a 100 sq m veranda for al fresco dining, as well as a garage and laundry area.

There is gas central heating and there are radiators as well as a hot air system fireplace.

The house is very well insulated and energy efficient with low heating costs.

There is a telephone line in the house with broadband Wi-Fi internet access.

Within walking distance there is an excellent family run restaurant / pizzeria / B&B.