

## Casa Basilea, Campello sul Clitunno



### Details

Price : 499.000€

Area : 179 m2

Land : Yes

Pool : Yes

Location : 06042 Campello Sul Clitunno PG, Italia

Region : Umbria

Bedrooms : 3

Bathrooms : 3

### Description

Casa Basilea is situated below the mediaeval castle of Campello Alto, as part of a little settlement, but just on the edge of it, with no other houses below, and enjoys an uninterrupted stunning view of the Spoleto valley and the woods. The property used to be a ruin, until it was completely restored and earthquake-proofed by the present owner who also built an extension and a 12.5 x 4 swimming pool in the surrounding olive grove.

This stylish house is on 2 levels and is accessed from the top, on arrival there is a courtyard in common with the next door neighbours, where one can park 1 car, then there is a gate and a private car parking space for 2 to 3 cars; a set of steps lead down to the various levels of the house. On the ground floor there is a lovely loggia with direct views to the valley and the swimming pool below, among the olive trees. The main entrance is on the ground floor, leading into the living room with an open fireplace. A couple of steps to the left lead into the dining room / kitchen area, completely hand-built with marble tops and floor. Off the dining room there is a terrace with barbecue area.

### Features

swimming pool, Village location, Wi-Fi, Wooden beams

### Community Features

land fenced in, private parking, stunning views

Off the living room, to the right, there is 1 bedroom and 1 bathroom, and a storage room with a washing machine. A staircase to the right in the living room takes one up to the second floor, where there are 2 more bedrooms and 2 bathrooms, and a mezzanine floor above one of them, with a skylight for extra light, and storage space. Off one of the bedrooms there is another terrace. There are terracotta floors in all of the upstairs floors. All bedrooms are air-conditioned. There is gas central heating and there are radiators plus solar power panels for hot water in the house.

Additionally, below the ground floor and near the swimming pool, there is an extra room, which can be used as an extra bedroom, and a boiler room.

The olive grove is 92 mature olive trees yielding a harvest of 50 to 60 lt per year of top quality olive oil. The land is very nicely landscaped and plumbed in for automatic sprinklers. There is also some woodland. A gardener looks after the land and takes care of the harvest.

The owner has set up a successful rental business in the house which can be continued by the buyers, and most of the furniture can stay and is included in the price, if the buyers wish.