



## Fienile di Piantalucci



### Details

Price : 395.000€

Area : 146 sq m

Land : Yes

Pool : Yes

Location : 06042 Campello Sul Clitunno PG, Italia, Umbria

Region : Umbria

Bedrooms : 3

Bathrooms : 2

### Features

Stunning Views, swimming pool, Village location, Wooden beams

### Community Features

private parking

### Description

A former hay barn in need of complete restoration, in Piantalucci, a hamlet in the hills near Spoleto, with fantastic views of the woods and the valley. The hamlet includes 6 properties, each independent with land and terraces and fantastic views of Spoleto and the woods. While being so close to Spoleto, the location is very private and incredibly quiet and unspoiled; 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 property enjoys a lot of privacy, being further away from the other properties in the hamlet. The restoration permit for this property has already been issued, so the works could start straight away, turning the house into a 3 story home, as follows: on the ground floor there is going to be a living room, a dining room with an open space kitchen area, a pantry and a store room; a set of steps will lead up to the first floor, where there will be 2 bedrooms and 1 bathroom; a few more steps lead up to the second floor, with a master bedroom and en-suite

bathroom. Outside there will be a couple of terraced areas, from where to enjoy al fresco dining and the stunning views of the Spoleto valley.

Above in the picture gallery, a series of pictures showing the “before” and “after” state of the property.

There is a lot of land included in the sale, approx 10 hectares, rich in black truffles which grow naturally in the area.

In a separate plot there is a communal swimming pool shared by the various owners. The share of the hamlet pool is included in the asking price as is the cost of the restoration works.

A few minutes drive from the hamlet there is an excellent family run restaurant / pizzeria / B&B. Shops, restaurants, banks and all services are in nearby Spoleto. From here a Eurostar train service takes one to Rome in just 1 hour and 15 minutes. Perugia airport, with direct flights to London and other destinations, can be reached in 45 minutes. Rome international airport is 1.5 hours.

Watch the VIDEO