



Casa San Felice - UNDER CONTRACT



Details

Price : 90.000€

Area : 120 m2

Land : Yes

Pool : No

Location : 06049 Spoleto PG, Italia, Umbria

Region : Umbria

Bedrooms : 2

Bathrooms : 1

Description

Casa San Felice is situated in a mediaeval village overlooking the river Nera, in the unspoilt Valnerina, soon to be protected as a UNESCO world heritage site. In the village there is a beautiful 12th c. Abbey.

The 3-story house is 120 square metres (2 floors plus cellar on the ground floor), a living room and dining room with fireplace, and small kitchen on the first floor, a room with a balcony with very good views, a studio, 2 bedrooms plus bathroom on the top floor.

This property is ready to move into and given its proximity to the town of Spoleto (just 5 mins drive) it is extremely easy to rent it out for most of the year. In the last few years the village in which it is situated has undergone extensive repair, renovation and strengthening work. The village is a truly lived in Italian village.

Down by the river – within walking distance – there is a piece of land of 550 sq m – included in the sale – with its own sandy beach, a real luxury in a mediaeval village!

Within walking distance there is a food shop and excellent restaurants, banks and all



services are in nearby Spoleto and in the surrounding areas. From Spoleto 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.