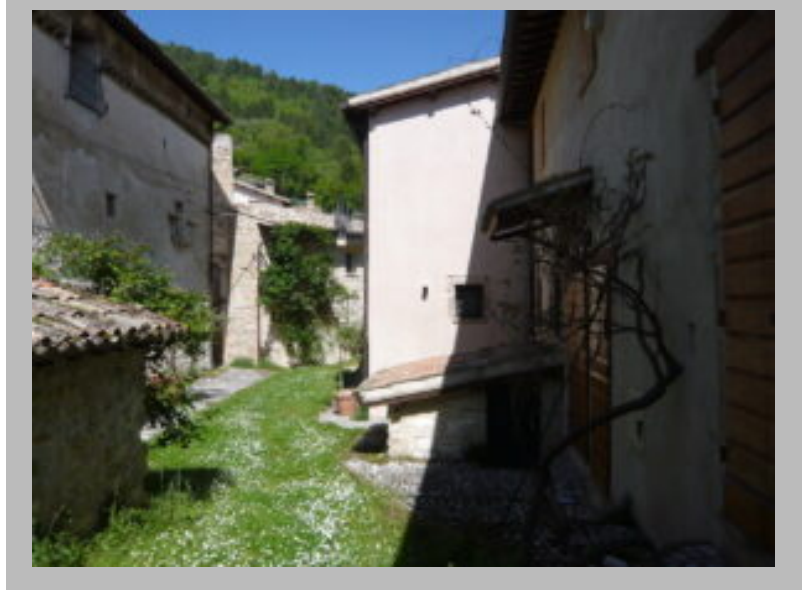# Village house near Spoleto, Umbria, Italy - SOLD

Details

Price : 95.000€
Area : 102 sq m
Land : No
Pool : No
Location : 06049 Spoleto PG, Italy
Region : Umbria
Bedrooms : 2
Bathrooms : 2

Features

Village location, Wooden beams

Description

This historic village house is part of a small village, one of the most significant examples of Umbrian mediaeval architecture in the Spoleto area. The building is listed by the Italian Ministry of Cultural Heritage and Activities. It is located in the village of Silvignano, at approx 650 m above sea level, near the junction between the two old Roman roads, the Flaminia and the Passo della Spina, leading to the Marche Region and to the Valnerina, the valley of the River Nera. Silvignano was part of a series of fortified villages along the Via della Spina, built to provide a defensive system, along with the Castles of Campello and Acera.

The restoration work was very carefully carried out, re-using traditional materials whenever possible, and preserving the original historic features, while adapting the building to modern day comforts, in close co-operation with the Ministero per i Beni e le Attività Culturali.

The main access is from the little square in the village, then through a beautiful arch and, while there is no land included in the sale of this historic property, there is a charming paved courtyard, where it is possible to sit

and enjoy al fresco dining.

The property is the final portion of a bigger building and is on three floors, as follows:

1. the main access on the ground floor is via a French door, leading directly into the living room with open fireplace, to the right up a few steps there a fully equipped kitchen with another French door leading out to the courtyard;

2. a set of steps leads up to the first floor, where there are two bedrooms and two bathrooms, one of which has a French door leading out to the back of the house;

3. back on the ground floor, a French door leads down to what was originally a cistern for the collection of rainwater – a typical feature in mediaeval villages – which makes a perfect "cantina" for storing wine and olive oil, as well as a store room. Also at the ground floor level, to the left of the main acccess to the house, there is a wood storing space.

All rooms have radiators and fly/mosquito screens. In the kitchen there is also a pellet stove.

The furniture will be sold as part of the house.

The house is situated in 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 (Fuimicino 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.