



## Casa Santa Maria - SOLD



### Details

Price : 398.000€  
Area : 224 + 30  
Land : Yes  
Pool : No  
Bedrooms : 4  
Bathrooms : 2

### Features

historic location, Stunning Views, Village location, Wooden beams

### Community Features

garden fenced in, private parking



### Description

Beautiful stone house with an unrestored outbuilding and land for sale in village near Spoleto, Umbria, Italy

Charming habitable stone house on two levels, plus an unrestored annex dating back to the 18th century, situated in a village near the beautiful mediaeval town of Spoleto, Umbria, Italy.

The property is composed of a main house in good structural condition, and habitable, though needing some updating, and a separate annex, at present used as a store room, which could be restored to create a guest house. The main house is composed as follows:

The main access on the ground floor is via a door leading directly into the spacious living / dining room with open fireplace; straight ahead, a corridor leads to a small kitchen and another room, with a large door leading out to the garden, divided by a partition wall which could easily be demolished to create a larger kitchen; back in the living room, a set of steps leads up to the first floor, where there are four bedrooms and two bathrooms.

Also on the ground floor, a separate room houses the boiler and the washing machine. All rooms have radiators or convectors



heaters.

This property has many typical features, including exposed wooden beams, antique terracotta floor and roof tiles and a large open fireplace. On the outside, at the entrance to the house, there is a beautiful fresco dating back to the 15th century of a Madonna and child.

In total, it is 224 sq m, on 2 floors, while the unrestored outbuilding is 190 sq m; this is situated below the main house and could be restored and turned into a guest house, or kept as a store room / “cantina” for storing wine and olive oil.

The house enjoys wonderful views over the surrounding countryside and there is a garden of 6,173 sq m of land with an olive grove where it is possible to place a swimming pool.

This interesting property is only 15 min drive from Spoleto, where there is no shortage of activities and events to attend, starting from the renowned Spoleto Arts Festival in June/July to the September Experimental Opera Festival, as well as lots of other events all the year round.

Airport access – Perugia 30mins from the house. Rome Airports (Fiumicino 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, coastal areas and to the whole of central Italy. Trains serviced from Spoleto with good access to all main cities.

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