



## Appartamento Pozzo



### Details

Price : 295.000€  
Area : 183 sq m  
Land : Yes  
Pool : Yes  
Bedrooms : 2  
Bathrooms : 2

### Features

historic location, rental income, Stunning Views, swimming pool, Village location, Wi-Fi, Wooden beams

### Community Features

private parking

### Description

PALAZZO ZACHEI-TRAVAGLINI

Appartamento POZZO

This property is a beautifully restored apartment in the 17th century historic Palazzo Zachei-Travaglini at Geppia, a tiny hamlet in the mountains near the town of Spoleto, overlooking the unspoilt Valnerina in southern Umbria just a 15 minute drive from Spoleto, sitting on a shoulder of the valley in a sunny location with a stunning view of the landscape down to the mediaeval villages in the valley.

The apartment is on the top floor of the Palazzo, although the access is at road level. The rooms are very spacious.

It is composed as follows: the main entrance is via a communal courtyard and has an exclusively owned outside area with an old well (hence the name of the Apartment, Pozzo, meaning "well" in Italian), a space for al fresco dining.

The entrance door leads to an entrance hall which is a useful storage space, and then into a cosy sitting room with a wood-burning stove. Off this room is a large kitchen/dining room with a further small room off that



houses the gas boiler, a washing machine, a wc and washbasin. Also off the sitting room is a second, larger sitting room and from here there are 2 bedrooms and a lovely, private outdoor terrace with views to the mountains. The first of the double bedrooms has an en-suite shower room while the second, up three steps, has an en-suite bathroom.

Original and traditional materials were used in the restoration of this property, such as terracotta floor tiles, wooden beams and antique doors. The furniture and fittings are all of the highest standards. From all the windows there are stunning views of the valley.

Back in the main entrance and the exclusively owned outside area, off the courtyard, a communal stairway leads down to the swimming pool, a large shared infinity pool with stunning views of the mountains and valley below and plenty of seating in sun and shade, as well as a hydro-massage area and outdoor solar show, which is shared with the other owners of the complex. Besides, there are grounds of almost 2 hectares for the properties.

The Valnerina and Umbria have lots to offer, both for sightseeing and activities and the whole of Umbria is within reach for day or half day trips and there are many excellent restaurants. The property is ideally placed to explore this unspoilt area including Spoleto, Norcia and Cascia (homes of St Benedict and St Rita) and higher into the Appennines to Castelluccio and the Great Plain. Also convenient for all of Umbria including Orvieto, Assisi, Perugia, Montefalco, Gubbio, etc. Rome is less than 90 minutes by train for an interesting day trip.

The Valnerina also offers a wide variety of outdoor activities in all seasons. Road and mountain biking in spring and early summer, rafting from spring to autumn, horse riding and mule trekking in spring and early autumn, skiing in winter and fantastic walks at nearly all times.

For food lovers and antiques fans, markets abound in Umbria: the nearest are the antiques market in Pissignano on the first Sunday and Spoleto on the second Sunday of the month.

The property also provides excellent rental prospects as a top class holiday destination.

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