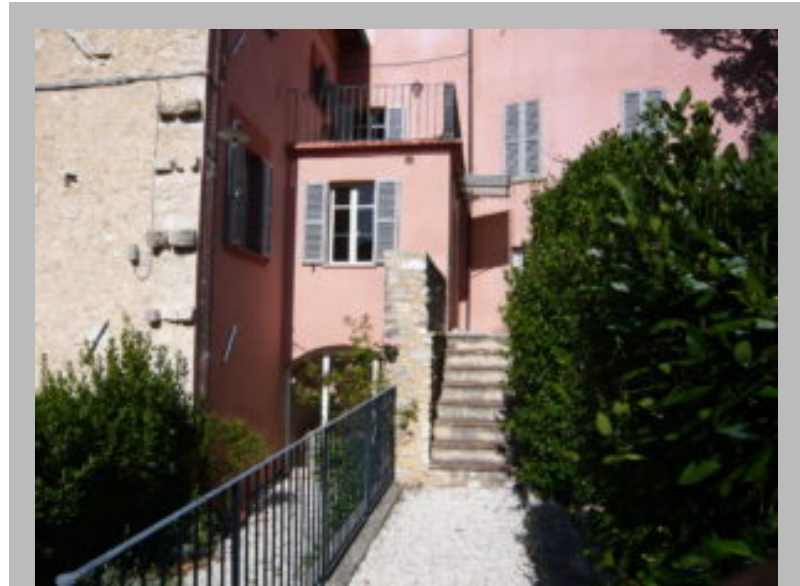




# UMBRIAN PROPERTY

ADRIANA BENEDETTI +39 349.478.6701 - INFO@UMBRIANPROPERTY.COM

## Piano Nobile



### Details

Price : 350.000€  
Area : 211 sq m  
Land : Yes  
Pool : Yes  
Bedrooms : 2  
Bathrooms : 2

### Features

Frescoed walls, historic location, rental income, Stunning Views, swimming pool, Village location, Wooden beams

### Community Features

private parking

### Description

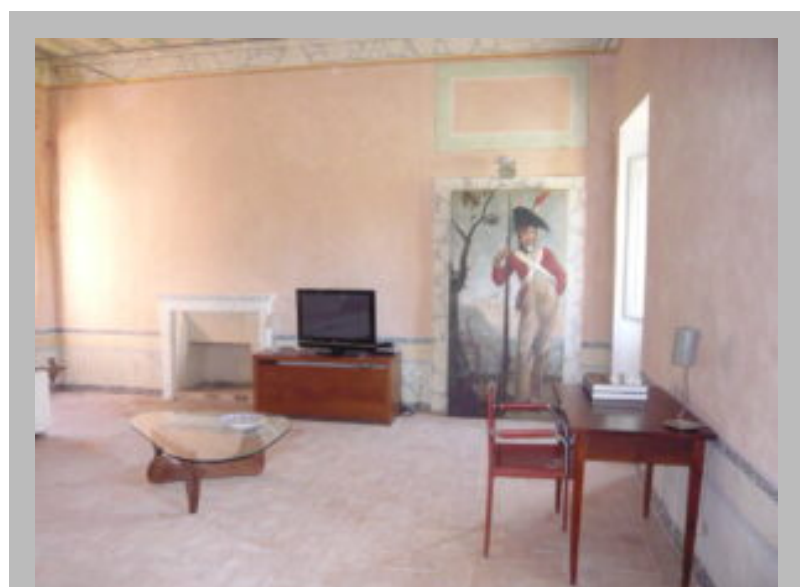
PALAZZO ZACHEI-TRAVAGLINI  
Piano NOBILE

This luxurious property is a spacious and beautifully restored apartment in the 17th century historic Palazzo Zachei-Travaglini at Geppa, 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 in wonderful situation with many historic features: all on the same level, on the first floor of the Palazzo, a listed building, the so called “Piano Nobile”, during the Renaissance, was the floor where the noble families lived and was the one with the best internal decorations in the entire Palazzo, now fully restored.

It is composed as follows: the main entrance is via an exclusively owned small outside area with space for al fresco dining. This leads into a hall with a door into a stunning large living room with a very high ceiling with painted decorations, and an open fireplace. The original antique doors were restored and this brought back beautiful decorations of Napoleonic soldiers.

A door leads from the living room to the first



of the two double bedrooms: in order not to spoil the beautifully original painted ceilings, the en suite bathroom has been created in a corner of the bedroom, and features a wash-basin, toilet and shower. Back in the hall, a door to the right leads into a fully fitted kitchen which features a custom built unit made with wood and steel, with a breakfast area with stools. Also in the restoration of this room, other wall paintings were discovered under the more modern paint and restored to their original splendour. From the kitchen, you enter a dining room with a glass door to the outside and a private dining area that catches the evening sun. Off the dining room there is a store room which houses the gas boiler for the radiators and hot water, and a fridge. Another door off the dining room leads to an additional bathroom with wash-basin, toilet and shower. Another door off the dining room leads to the second double bedroom, also with an en suite bathroom created in a corner of the bedroom, featuring a wash-basin, toilet and shower. This second bedroom has an interconnecting door to the first bedroom.

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

Just down from the Appartamento Nobile is 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 shower. This pool complex is shared with other properties along with the running costs. 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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