



# UMBRIAN PROPERTY

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## Casa Fontanelle - SOLD



### Details

Area : 144 sq m

Land : Yes

Pool : Yes

Location : 06042 Campello sul Clitunno PG, Italia

Bedrooms : 2

Bathrooms : 2

### Features

Stunning Views, swimming pool, Wi-Fi

### Community Features

garden fenced in

### Description

Casa Fontanelle, Campello sul Clitunno, Umbria

Poised above the medieval castle of Campello Alto, Casa Fontanelle offers a private haven in the Umbrian hills, embraced by oak and truffle forest and graced with far-reaching views of the Apennines.

Enclosed grounds of 1,630 square metres unfold in terraced lawns, bay hedges olive, fig and fruit trees, all cared for by a local gardener and nourished by an automatic irrigation system. A historic family-run hotel and restaurant sits only steps away, giving the property a sense of community while preserving its seclusion.

Private double gates and paved driveway lead onto a path up to the house where an expansive terrace encourages a life outdoors, shaded for long lunches and late dinners. From here, the land falls gently to an inviting ten-metre swimming pool set within a walled garden, framed by olives and lawns that invite both leisure and play. Practicality is matched with charm, as a discreet storage shed and an enclosed area off the covered patio hold tools, mobile barbecue, outdoor furniture and firewood, keeping the grounds immaculate year-round.



Purposefully designed on a single level, the 140 square metre residence balances comfort with ease of living. Constructed in 2003, it benefits from modern services and infrastructure, unusual in Italy, while the subdivision was completed in the 1970s and ensures a clear and undisputed title to the land. From the covered patio the house opens into an airy living and dining space where a spacious kitchen, warm terracotta tiles and an open fireplace combine in effortless harmony. A guest room opens off the living room, while the master suite offers built-in storage and calm proportions. Two bathrooms, one with a jacuzzi bath, the other with a shower, add a touch of indulgence and are supported LPG heating, high-speed internet and reliable utilities. There is also air conditioning in the main living area.

Positioned within reach of some of Umbria's most treasured towns, the property lies fifteen minutes from Spoleto, celebrated for its Rocca, Duomo, Roman aqueduct, lively markets and world-renowned arts festival. Down the hill, the historic walled castle of Campello Alto, continuously inhabited since 980 AD, anchors the landscape in a thousand years of history. Day trips extend easily to Norcia, Assisi, Montefalco and Perugia, while trains from Spoleto station connect directly to Rome, Florence and beyond. Perugia airport is just forty kilometres away, Rome's Fiumicino under two hours.

Blending natural beauty with considered design, Casa Fontanelle is equally compelling as a serene private retreat or a distinguished holiday rental, offering a foothold in the timeless landscapes of Umbria.

Please note that all furniture, fittings and outdoor maintenance equipment is available to purchase at an additional cost.

Watch a VIDEO of the property