



UMBRIAN PROPERTY

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Casa Cardarella



Details

Price : 450.000€
Area : 350 sq m
Land : Yes
Pool : Yes
Location : 06044 Castel Ritaldi PG, Italia
Region : Umbria
Bedrooms : 8
Bathrooms : 5

Features

Close to Shops, rental income, swimming pool

Community Features

garden fenced in, pizza oven, private parking

Description

CASA CARDARELLA is situated about 17 km north of Spoleto, 7 km from Campello sul Clitunno and Trevi, in the Commune of Castel Ritaldi in Umbria. It is located near a hamlet in a valley just north of Spoleto, the town which is home to the Two Worlds cultural festival. An attractive large old former farmhouse standing in its own grounds, surrounded by 5,100 sq m of land, all completely fenced off, beautifully landscaped and with a swimming pool. There is plenty of parking space outside the house.

The property is a completely restored and ready to move into 350 sq m house and is composed of four separate and independent apartments, each with its own independent access, that can be used either as a large family home or for holiday rentals plus one ground floor unit that can be used as a reception. On the ground floor, the entrance to the reception leads into a spacious former wine cellar, in the same unit there is also a bathroom, a storage room, and a kitchen. Also on the ground floor there is a separate apartment, with a spacious living room, a kitchen, two bedrooms and a bathroom, and a store room. Outside of this apartment there is a porch for al fresco dining.

On the first floor there are three more units, as follows: a door on the ground floor and an internal staircase give access to the left to one apartment, which has a living room with open space kitchen area, one bedroom, one bathroom and a store room; and to the right, to a larger apartment on two floors, has a living room with open space kitchen area on the first floor, and another staircase leads up to the second floor, where there are three bedrooms, two bathrooms and a loft. Finally, another apartment, accessed via an external staircase, has a hall, a living room with open space kitchen area, a balcony, a corridor leading to two bedrooms and one bathroom. There are terracotta floor tiles througout the house, the windows are all wood and double glazed and the kitchens are all wood, custom made and completely equipped. Most of the furniture can be included in the sale, if of interest.

In the garden surrounding the property there is an 8 x 4 m swimming pool surrounded by a sunbathing area. There is a small pool house with the pool equipment and other garden tools. Across from the house there is also some addditional parking space and a shed for storing wood.

There is gas fired central heating with radiators and convector heaters in the whole property as well as open natural convection fireplaces and there is air conditioning in all bedrooms.

There is broadband Wi-Fi internet access available, to be connected if required.

Mains water is connected and there is also a private well for garden irrigation.

Within a short distance there are excellent restaurants and pizzerias. Shops, banks and all services are in nearby Campello, Castel Ritaldi and Spoleto. From Spoleto a Eurostar train service takes one to Rome in just 1 hour and 15 minutes. Perugia airport, with direct flights to London and other destinations, can be reached in 30 minutes. Rome international airport is 1.5 hours.