



# UMBRIAN PROPERTY

ADRIANA BENEDETTI +39 349.478.6701 - INFO@UMBRIANPROPERTY.COM

## Casa Bosco Trevi - SOLD



## Details

Area : 180 sq m

Land : Yes

Pool : No

Location : 06039 Trevi PG, Italy

Bedrooms : 3

Bathrooms : 4

## Description

Lovely property situated in the small hamlet of Casa Bosco, part of Le Coste, near the historic hill-top town of Trevi. The restoration of this house was carried out retaining and reusing traditional materials including terracotta floor and roof tiles, in the traditional Umbrian style, enhancing the charm of the property.

The total amount of gross surface of the house is 180 sq m and it is composed as follows: on arrival, via a white road, one finds a private gate which gives access to the grounds / parking area. The main entrance to the house is through a cobbled terraced area with a pergola, a great place for al fresco dining, this leads directly into a dining room with open space completely equipped kitchen. Three steps up from the dining room there is a mezzanine floor with a sitting room, while to the right there is a study room with a fireplace, a small room and a "meditation room", with arched windows overlooking the hamlet. Back into the entrance room, to the left a door leads into a corridor with a toilet, then to the master bedroom, with an ensuite bathroom with shower. A set of steps lead down to the lower floor, where there is a second living room with a stove, and a mezzanine family room that can turn into a guest bedroom; more steps lead to the ground floor, with two more bedrooms and

two more bathrooms, one with a bath tub. On the ground floor, with entrance from the outside, there is a store room / cellar, also housing the boiler for the radiators and the hot water, which run on LPG, from a gas tank.

All the services are in place, including a good internet connection.

There is a beautiful terraced area for al fresco dining, and a garden, with ample space to build a swimming pool, if required, and a private parking area. The total amount of land is 6,400 sq m and there are trees with a black truffle plantation, and fruit trees.

The town of Trevi with its Duomo, pretty piazzas, weekly market and annual festivals is a friendly mediaeval town with a population of approx 1,000 inhabitants, with several restaurants, a pizzeria and bars, plus an open air swimming pool. The area is famous for its olive oil and wine, its beautiful churches and abbeys. It is also a good walking and mountain biking area.

The hamlet is easily accessed both from Perugia and Rome airports (approx 40 km and 180 km respectively). Trains from Trevi station go to Rome and Perugia.