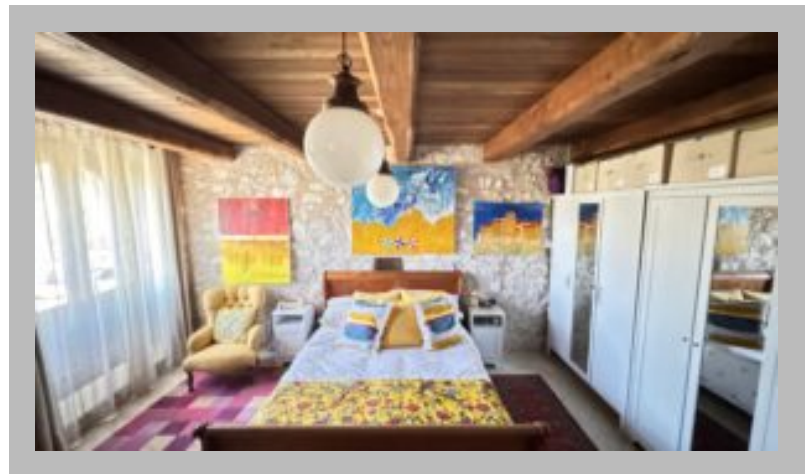
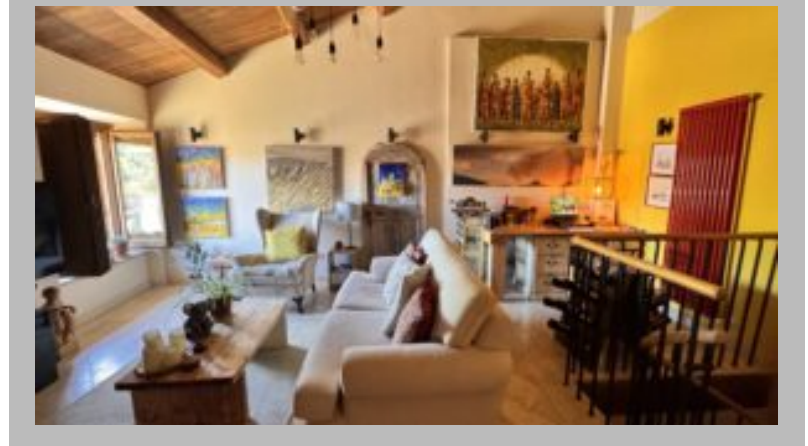




## I Casali di Vallo



### Details

Price : 325.000€  
Area : 139 sq m  
Land : Yes  
Pool : Yes  
Bedrooms : 2  
Bathrooms : 2

### Description

I Casali di Vallo di Nera – Beautifully and sympathetically restored stone house with stunning views, large garden and a Jacuzzi pool & spa, a short drive from Spoleto.

I Casali di Vallo is a beautifully restored historic stone house, with original features, situated in Vallo di Nera, a small town in the mountains of 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 town with its mediaeval castle and the landscape.

The house is one of three previous barns, it is on two levels plus a mezzanine floor and is composed as follows: a gated entrance leads to the garden and the front door. The main entrance is via a few steps up to the first floor and leads into a hall with stairs going down to the lower level bedroom, bathroom and under stairs storage area for washing machine etc. Up a further two steps there is a door to the lovely terrace overlooking the mediaeval castle of Vallo di Nera, with a shaded space for al fresco dining.

Straight ahead, from the hall, an arch leads into the kitchen/dining room with an open space fully fitted kitchen which features

### Features

Close to Shops, historic location, rental income, Stunning Views, Village location, Wi-Fi, Wooden beams

### Community Features

garden fenced in, private parking

custom built units, a large island/breakfast bar, with cupboards underneath. The dining area has space for a table/chairs with a view over the village. It also features a wood burning stove. To one side of the kitchen a Mariner's staircase leads up to the mezzanine floor where there is an office/study area.

Another open door from the dining room leads to a spacious living room with chestnut beams and wood burning stove. In one corner there is a built in work desk. From the living room, a custom built spiral staircase leads down to the ground floor, where there is a second bedroom with en-suite shower room.

Traditional materials were used in the restoration of this property, which was originally used as an animal barn with hayloft above. It benefits from exposed stone walls, chestnut beams, travertine floor tiles and kitchen worktops, double-glazed windows and doors, gas central heating throughout running on mains' methane gas; there is also fibre WiFi in the house.

The house also benefits from having a parking space opposite.

At the back of I Casali di Vallo, accessed by wooden stairs and handrail, is a beautifully landscaped garden, approximately 280 sq m in size, south facing with stunning views of the castle, village and mountains, with an automatic irrigation system. There is plenty of seating both in the sun and shade, with a raised decking area, fruit trees and a Jacuzzi spa hot tub.

The Village of Vallo di Nera boasts two restaurants, Locanda Cacio Re and Taverna del Bordone. The Taverna also has a coffee shop, bar and delicatessen/shop. There are beautiful walks in and around the village.

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. I Casali di Vallo 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 holiday rental home.