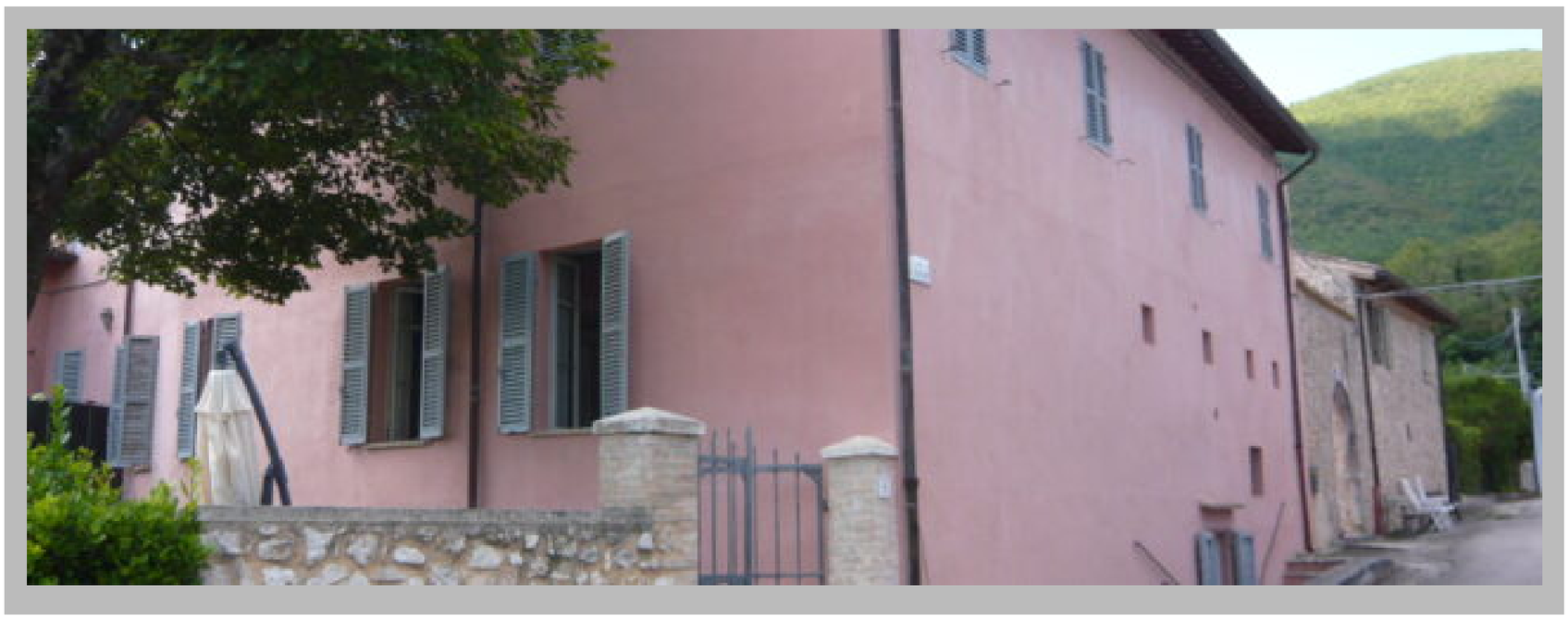
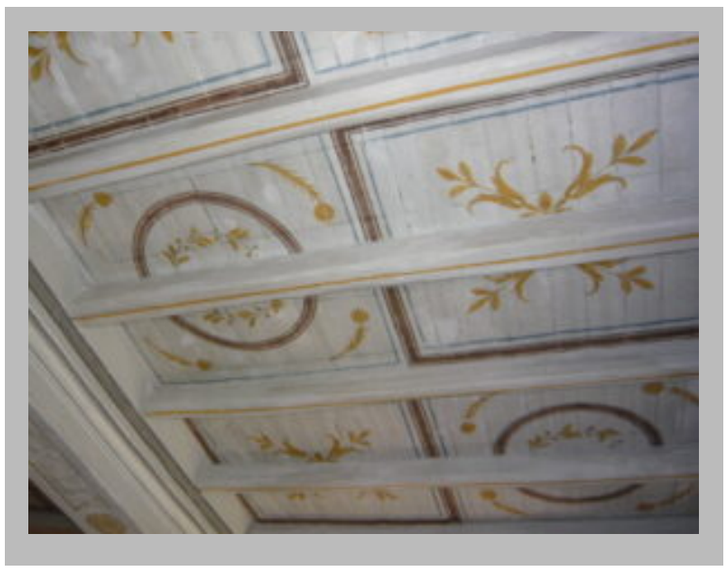
UMBRIAN PROPERTY

ADRIANA BENEDETTI +39 349.478.6701 - INFO@UMBRIANPROPERTY.COM

Palazzo Zachei Travaglini





Details

Price : 800.000€
Area : 440 sq m
Land : Yes
Pool : Yes
Location : 06040 Vallo di Nera, Province of Perugia, Italy
Bedrooms : 5
Bathrooms : 5

Features

Frescoed walls, historic location, infinity pool, rental income, Stunning Views, Village location, Wi-Fi, Wooden beams

Community Features

private parking

Description

PALAZZO ZACHEI-TRAVAGLINI
This luxurious property is a beautifully restored 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 Palazzo is a listed building in wonderful situation with many historic features: it is on three levels, now fully restored.
It is composed as follows: the main entrance is via a courtyard and on a stone to the side of the door, there is the date marked as 1696.
The main door leads into a hall where a door leads into a spacious living room with a high ceiling with painted decorations.
A door to the left of the living room leads into a double bedroom with an ensuite bathroom; another door to the right leads into a study room and another one, to a room that is a potential extra double bedroom with en-suite shower room.
Back into the hall, to the left, there is a storeroom housing the gas boiler for the radiators and the hot water.

From here, a staircase leads up to the upper level, where there are three more bedrooms and three bathrooms; on this floor there is also a small chapel that was used by the noble family from Spoleto Zachei Travaglini, that used the property as their summer residence. Another interesting historic feature that has been kept is an old toilet with an open shoot to the outside – obviously, not in use.
The same staircase, from the hall, also goes down to the lower level – half way down the staircase, there is a small toilet – then a corridor leads first on the left to a double bedroom with ensuite bathroom, then to the original very spacious kitchen of the Palazzo, that was kept pretty much intact, keeping an original bread oven and fireplace, while adding modern appliances, and which is fully fitted. There is also a laundry room with a washing machine and ironing board. A door to the outside in the kitchen leads to the exclusively owned pleasant outside area with space for al fresco dining.

The property provides excellent rental prospects as a top class holiday destination: for example, it would make an ideal, small boutique hotel; it could be used for residential courses; retreats; a yoga and meditation wellbeing centre; etc.

Original and traditional materials were used in the restoration of this property, such as terracotta floor tiles, wooden beams and the original antique doors were restored. Also in the restoration of the Palazzo, many beautiful wall paintings and beautiful original painted ceilings, were discovered under the more modern paint and restored to their original splendour.
From all the windows there are stunning views of the valley.

Just down from the Palazzo 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.