



Farmhouse for Sale in Spello

€ 1.050.000

Ref. CBI134-2230-175



600 sq.m | Bathrooms: 11 | Bedrooms: 10 | Rooms: 25

PROPERTY DESCRIPTION

In the heart of the Umbrian countryside, in a strategic position between the greenery of nature and the timeless beauty of the village of Spello and a short distance from Assisi, we offer for sale this welcoming, perfectly restored farmhouse, divided into six independent apartments.

The property stands out for its versatility, the privacy of the context and the authentic charm of the local rural tradition, expertly enhanced through high quality finishes and original architectural details.

The property is completed by a well-kept private park, a splendid 12 x 6 m swimming pool with solarium and numerous relaxation areas surrounded by greenery, ideal for conviviality and well-being.

INTERNAL COMPOSITION

The structure, developed on several bodies and levels, is currently divided into 6 independent housing units, each equipped with a living area with equipped kitchen, from one to three bedrooms and private bathrooms.

In total, the farmhouse hosts 11 bedrooms and 11 bathrooms, distributed in functional and welcoming spaces, characterized by terracotta floors, ceilings with exposed wooden beams and custom-made furnishings in perfect rustic-elegant style.

Each apartment has an independent entrance and views of the garden, offering maximum privacy and comfort.



STATE AND FINISHES

The renovation was carried out with extreme attention to the conservation of the original materials and the enhancement of the architectural style typical of Umbrian rural homes.

The wooden beamed ceilings, the stone and brick arches, the traditional fireplaces and the handcrafted ceramic tiles in the kitchens give warmth and authenticity to the interior spaces.

OUTDOOR SPACES

The house is immersed in a flat private park of about 6,000 square meters, completely fenced and enriched by hedges, tall trees, cypresses and perfectly maintained green areas.

The swimming pool with terracotta paving and internally finished with mosaic tiles is surrounded by deckchairs, umbrellas and shaded areas and represents the heart of the relaxation area, ideal for spending quiet moments immersed in nature. The area dedicated to it is completed by a functional annex with bathroom, changing room, closet, as well as a charming porch.

The spaces equipped for outdoor dining such as a brick barbecue and wood-fired oven make the exterior highly usable and of great scenic impact.

USE AND POTENTIAL

This property represents an ideal solution for those who want a multifunctional residence in Umbria, to live with their family or to be used for tourist hospitality activities such as a holiday home, agritourism or country relais.

The division into independent units, combined with the authentic atmosphere and the privileged position near Spello and the main destinations of central Italy, makes this home a solid, versatile and prestigious investment.

Property Informations

Address: Via delle Vigne, 2

Zip Code: 6038

Bedrooms: 10

Bathrooms: 11

Rooms: 25

Internal condition: Good

---> **data_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 0000-00-00

Floor: Building

Total floors: 3

Date of construction: 1900

Current Status: Available after the deed of sale

Garden: Private, 6.000 sq.m

Kitchen: Eat-in kitchen







