Bosi & Partners
Viale Mezzetti, 25 - 06034 Foligno
Phone number 0742774584

Historical villa: for Sale in Bastia Umbra

€ 5.800.000

Ref. CBI196-3046-180



2.000 sq.m | Bathrooms: 13 | Bedrooms: 11 | Rooms: 22

HISTORIC ESTATE WITH POOL, SPA SUITE, AND VINEYARD ON THE OUTSKIRTS OF ASSISI Nestled in the Umbrian countryside, amidst the stunning scenery of Assisi, this prestigious estate combines the charm of historic architecture with the comforts of a refined boutique resort. A meticulous renovation has enhanced the identity of the original buildings, creating spaces where natural materials, artisanal details, and contemporary amenities express an idea of elegant and intimate hospitality. The property spans approximately 2,000 square meters, distributed between the main farmhouse and four independent buildings. The complex includes a prestigious private residence, an elegant wine cellar with tasting room, and a signature osteria: complementary spaces that enrich the estate and interpret its connection to conviviality and the local food and wine culture. The accommodations consist of 11 rooms, including two Family Suites and two Spa Suites, all state-of-the-art and equipped with every comfort. Each room has a distinctive character, to be experienced and discovered through architectural details, finishes, and furnishings. Wooden beams, parquet floors, terracotta tiles, and handcrafted details define welcoming and refined interiors, enhanced by pleasant views of the greenery and surrounding landscape. The Spa Suites offer an intimate and exclusive dimension to wellness, while the Junior Suites also feature a whirlpool tub, allowing you to indulge in moments of relaxation in the privacy of your own room. Approximately one hectare of surrounding land surrounds the property, ensuring complete immersion in greenery and a natural connection with the Umbrian countryside. The skyline of Assisi and the hills in the background complete a setting of exceptional beauty, to be enjoyed in every season. The splendid swimming pool is one of the most charming spaces on the property. Nestled among greenery and complemented by a large relaxation area, it offers sweeping views of the hills and the Assisi landscape. It's a space dedicated to the pleasure of outdoor living, where you can alternate a swim with moments of relaxation in the tranquility of the estate. A well for irrigation contributes to the well-maintained green spaces. Bordering the property is a vineyard of about half a hectare, in full production, producing a high-quality wine. This distinctive feature strengthens

the bond with the territory and finds its perfect setting in the cellar and tasting room. The former stables house two large rooms with a total capacity of up to 160 people. Vaulted ceilings, natural stone, and imposing fireplaces preserve the elegance of the original architecture, complemented by state-of-the-art technology and multimedia features to host receptions, private events, celebrations, and professional meetings. Located in Bastia Umbra, the estate combines the privacy of the countryside with convenient connections to the area's major cities. Assisi is approximately 8 km away, Perugia approximately 15 km, Spello approximately 16 km, and Foligno approximately 22 km. Its location also allows for Siena to be reached in approximately 125 km, Florence approximately 170 km, Rome approximately 180 km, and Bologna approximately 260 km, offering a convenient base for exploring Central Italy. Umbria's "San Francesco d'Assisi" International Airport, just a few kilometers from the property, is an added advantage for welcoming international guests. Distances are approximate and vary depending on the itinerary. A prestigious property combining private residence, hospitality, dining, and wellness in a captivating setting. A perfect choice for those seeking to invest in high-end hospitality, enhancing the architectural heritage and quality of life in the Assisi landscape.

Certification

Energy Class: A4

Property Informations

Address: Via A. Costa, 18/20	**Zip Code**: 6083
Bedrooms: 11	**Bathrooms**: 13
Rooms: 22	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Ground Floor
Total floors: 2	**No architectural barriers**: Yes

















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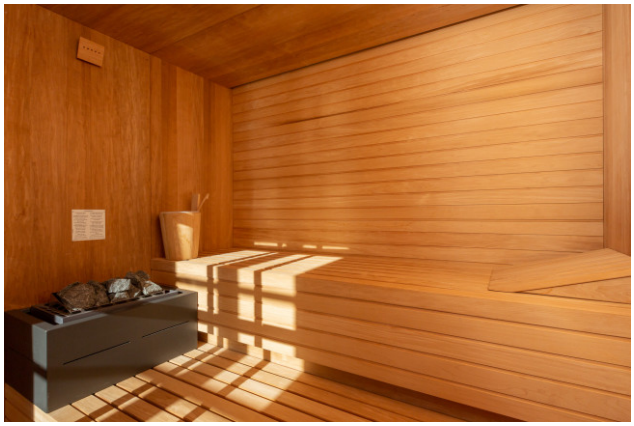


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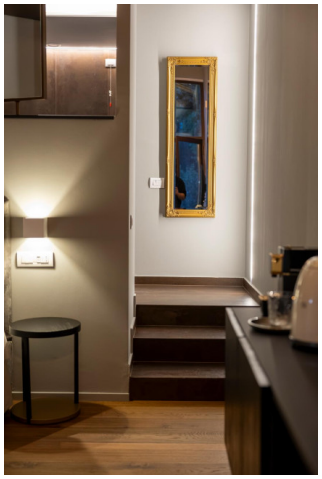














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