



D O M E N I K A

L A T V I A

Law & Real estate

For sale | Flat

Spoletto,

Price

2300000 €

4792 €/m²

Description

Spoletto, Umbria - Perugia:

In the heart of the historical centre of Spoleto, one of the most impressive cities of art of Umbria, ancient prestigious mansion completely restored and converted into a luxury Boutique Hotel.

The property is set in a great position, facing the old town and the green surrounding countryside and, thanks to its proximity to the E45 highspeed motorway, can easily access the main spot sites of Central Italy, like Trevi (22km), Foligno (28km), Assisi (46 km), Todi (46 km), Perugia (62 km).

Rome is about one hour and 15 minutes (130 km) and Florence approximately 1 h 50 minutes (200 km).

The reference airports are those of Perugia Sant'Egidio (57 km), Roma Ciampino and Fiumicino (145 and 163 km).

The main building measures 445 square metres and is disposed on four levels. From the garden, passing by the terrace, we access the living area with sitting room of 40 square metres with fireplace, dining room and office.

The sleeping area includes 11 bedrooms with en suite bathroom and some rooms working as kitchen and storage rooms. The floors are connected through a lift.

The dependance of 35 square metres is disposed on two levels, composed as follows.

Ground floor: living area with sitting room and cooking corner.

First floor: bedroom with en suite bathroom.

The property has been carefully restored by the current owners, who have used ancient materials to not modify the original aspect of the property.



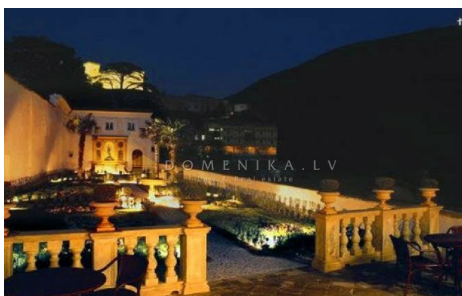
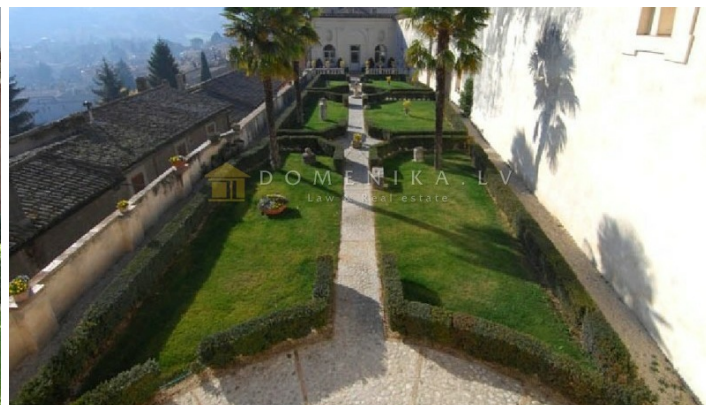
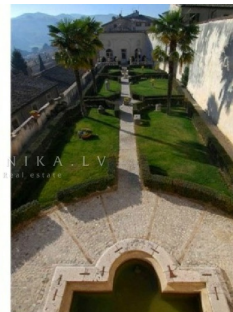
The ceilings are with wooden beams and terracotta tiles and partially with decorated vaults.

The floors are with hand-made terracotta tiles.

The property is completed by a beautiful hanging Italian garden, perfectly maintained, which enjoys a superb view of the old town and the surrounding countryside.

The property is very suitable to work as a Boutique Hotel, but is also perfect to become a representative private mansion.

Area:	480 m ²
Rooms:	17
Floors:	





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