



## Appartamento Cantine



### Details

Price : 294.000€  
Area : 176 sq m  
Land : Yes  
Pool : Yes  
Bedrooms : 2  
Bathrooms : 2

### Features

historic location, rental income, Stunning Views, swimming pool, Village location, Wi-Fi, Wooden beams

### Community Features

private parking

### Description

PALAZZO ZACHEI-TRAVAGLINI

Appartamento CANTINE

This property is a beautifully restored apartment in the 17th century historic Palazzo Zachei-Travaglini at Geppia, 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 apartment is on the ground floor of the Palazzo, it was originally the wine cellars (hence its name, Cantine, meaning "wine cellars" in Italian), now a lovely apartment with thick stone walls, exposed wooden beams and rooms with vaulted ceilings.

It is composed as follows: via a communal stairway (with disabled access) leading down to the swimming pool, half way down to the right there is a private courtyard which is exclusively owned, a space for al fresco dining. The main entrance, from the courtyard, leads directly into the sitting / dining room which is very spacious, 6m by 6m, with massive exposed beams.



From this, a large open arch leads into a separate room with a fully fitted kitchen which features a custom built unit made with marble and hand made terracotta; another arch, closed with glass at the top and a wooden door, leads to a corridor with a bathroom to the right with wash-basin, toilet, shower enclosure, and bidet, and a built-in cabinet to the left, housing the gas boiler that provides hot water and heats the radiators, and a washing machine.

Straight on from the corridor is a twin bedroom with beautiful vaulted ceiling. Back in the kitchen, to the left, is a second double bedroom, also with vaulted ceiling with an en-suite bathroom cleverly situated in the back of the bedroom, hidden behind a wall with glass at the top, which feature a shower and a wash-basin, toilet, and bidet. This double bedroom also has a small sitting area with glass doors to the garden, and to the left, a store room.

Original and traditional materials were used in the restoration of this property, such as terracotta floor tiles, wooden beams and antique doors. The furniture and fittings are all of the highest standards. From all the windows there are stunning views of the valley.

Back in the main entrance and the exclusively owned outside area, off the courtyard, a communal stairway leads down to the swimming pool, 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. All of these outside facilities are shared with the other property owners along with the running costs. Also, 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 Passignano on the first Sunday and Spoleto on the second Sunday of the month.

The property also provides excellent rental prospects as a top class holiday destination.

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