



## Villa Matteotti



### Details

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Price : 550.000€  
Area : 320 m2  
Land : Yes  
Pool : No  
Location : 06049 Spoleto PG, Italia, Umbria  
Region : Umbria  
Bedrooms : 5  
Bathrooms : 3

### Features

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Close to Shops, Stunning Views

### Community Features

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garden fenced in, private parking

### Description

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Right in the centre of the town of Spoleto, in a residential area, 1930s Art Nouveau villa, surrounded by a lovely garden with age old trees of about 1,500 sq m, composed of a main body on two levels, plus a tower on four levels and a garage.

On the ground floor – which includes part of the main body of the property and part of the tower – is a hall, and to the left, a very spacious living room, to the right, an ample dining room / kitchen with fireplace that opens directy out to the veranda, and a studio.

On the middle floor there is a large room previously used as a walk in wardrobe and ironing room.

The upper floor – also including part of the main body of the property and part of the tower – is accessed via the grand central stairway, and there are four bedrooms and two bathrooms.

From this floor, through a wooden spiral staircase, one can access the two additional



levels of the tower; on the first of these two levels there is a room that can be used as a bedroom or studio, and on the top floor a room of the same size, a roof terrace. Back in the basement, this is composed of a cellar, a larger store room and two smaller ones, and a boiler room.

The villa is situated within walking distance of the historic centre of the town, surrounded by a garden with age old trees and a pergola with wisteria and has a separate garage (see photo).

Across from the property, situated in Viale G. Matteotti, is a private tennis club that can be accessed also by non-members.

It is particularly important to point out that the entire property has recently been completely strengthened, that is, the original floors were re-done, as well as the whole roof, with a new layer of concrete and insulating material.

The property will be sold either in the present state, that is, with the installations and finishing works to be carried out by the buyers, or completely finished by the sellers, according to the indications of the prospective purchasers.

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