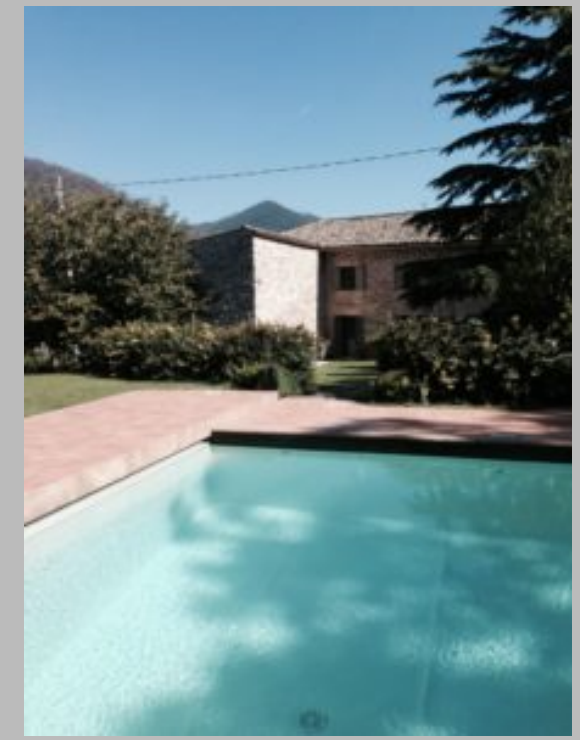




## Villa Santa Maria



### Details

Price : 1.300.000€

Area : 643 sq m

Land : Yes

Pool : Yes

Location : 06049 Spoleto PG, Italia, Umbria

Region : Umbria

Bedrooms : 6

Bathrooms : 6

### Features

Stunning Views, swimming pool, Wi-Fi, Wooden beams

### Community Features

land fenced in, pizza oven, private parking



### Description

Villa Santa Maria is situated about 8 km north of Spoleto, a large old house standing in its own grounds, surrounded by 3.7 hectares of land, 2/3 of which is made up of mature and productive olive trees, also with fruit trees and age old oak trees, all completely fenced off and beautifully landscaped. A short driveway leads to an electric gate that gives direct access to the house and land. There is plenty of parking space outside the house and at the back there is also another separate access, with an additional car parking area.

The property was originally a convent and it then became an olive pressing mill until 1958. In 1978 the property was completely and lovingly restored by the current owners. On the ground floor the entrance leads into a hall, on the same level there is also a wine cellar, 2 storage rooms, a laundry room and 3 double bedrooms each with en suite bathroom. A grand staircase leads up to the first floor with a stunning very large living room with original terracotta floor tiles and oak roof beams. There is also a study with adjoining bathroom, which can also double as an extra bedroom if necessary, and a kitchen with pantry. The other half of this floor has



been turned into an independent apartment with its own independent access via a stairway from the garden, but also joined by a lockable internal door to the living room of the main house. In the apartment are a kitchen, a living room and 1 bedroom with en suite bathroom, as well as a small mezzanine floor with extra sleeping space.

In the gardens surrounding the villa there is a large swimming pool surrounded by a paved sunbathing area. There is an independent pool house with changing rooms and a bathroom. Above the pool there is also a large covered patio for al fresco dining.

There is oil fired central heating in the whole property as well as pellet burning stoves and there is air conditioning in all bedrooms. There are also photovoltaic solar panels. There is a telephone line in the house with broadband Wi-Fi internet access. Mains water is connected and there is also a private well for garden irrigation.

Within walking distance there is an excellent family run restaurant / pizzeria / B&B. Shops, restaurants, banks and all services are in nearby Spoleto. From here a Eurostar train service takes one to Rome in just 1 hour and 15 minutes. Perugia airport, with direct flights to London and other destinations, can be reached in 45 minutes. Rome international airport is 1.5 hours.

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