



# Rustic/Farmhouse/Court for sale in Spoleto

## € 1.100.000

### Ref. CBI057-316-30214



**1.000 sq.m. | Bathrooms: 12 | Bedrooms: 19 | Rooms: 30**

#### FARMHOUSE WITH 20 HECTARES FOR SALE IN SPOLETO

Near Spoleto, in a pleasant countryside setting, located just a few minutes from the historic center of the city, we offer for sale a splendid estate for hospitality use with a restaurant, located on approximately 20 hectares of agricultural land.

The property consists of several perfectly restored farmhouses preserving the characteristic Umbrian style of the entire complex. The main structure is made up of eleven independent apartments, seven of which consist of living room, kitchenette, two bedrooms and bathroom and four consisting of living room, kitchenette, double bedroom and bathroom. All the apartments are completed with panoramic terraces, porches and gardens, ideal for enjoying moments of relaxation in a splendid location surrounded by nature and the green hills.

The property has a large park with games for children and a panoramic swimming pool with solarium to enjoy the wonderful summer days.

In another structure there is the restaurant consisting of a large hall with large bright windows and a fully equipped professional kitchen. The property includes a large new shed of about 300 m2 for agricultural vehicles and product preparation. The farmhouse is perfectly inserted in about 20 hectares of arable land where the farm has been operating in the organic sector for years with the cultivation of high quality cereals and legumes.

The entire estate surrounded by greenery with numerous olive and fruit trees is characterized by an excellent state of repair, where particular attention has been paid to the choice of high-level finishes and materials, as well as to the furnishings. For the beauty of both internal and external environments, it represents an interesting investment opportunity with immediate profitability.



## Certification

**Energy Class:** G

## Features

Property ID: CBI057-316-30214	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Municipality: Spoleto
Total sqm: 1.000 sq.m.	Bedrooms: 19
Bathrooms: 12	Rooms: 30
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 2008	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Garage: for three cars	



























