



COLDWELL BANKER

V&G IMMOBILIARE

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Via Flaminia, 2 - 06049 Spoleto (PG)  
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# Rustic/Farmhouse/Court for sale in Cerreto di Spoleto

## Cerreto di Spoleto

€ 280.000

Ref. CBI057-315-30279



**650 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 24**

Immersed in the breathtaking beauty of the Umbrian hills, we present you with a fascinating opportunity: an entire property of 650 m2, embraced by 20 hectares of uncontaminated land.

At the center of this treasure stands the main residence of 260 m2. On the ground floor, you will be greeted by a large living room equipped with a fireplace and an eat-in kitchen with a private balcony, four bedrooms and two bathrooms complete this floor. Going upstairs, you will find a mezzanine studio loft and another bedroom, all with characteristic wooden ceilings that give a touch of authenticity and charm.

On the lower floor, accessible from both inside and outside, with four spacious cellars, two of which boast vaulted ceilings with exposed stone, a warehouse and a bathroom to customize to your liking.

A few steps away, there is a further independent building of 100 m2, originally a warehouse, but with the potential to be transformed into a private oasis. On the ground floor you will find a kitchen, a bedroom and a bathroom, while on the lower floor, with separate access from the outside, two raw spaces ready to become whatever you want.

In addition, next to the main building, there is another structure of 220 m2 on two levels, partly in masonry and partly in a metal structure, composed on the ground floor of spacious accommodation for animals, while on the upper floor, a barn which can be adapted to your needs.

To complete this wonder, a garage and three further cellars are at your disposal.

Situated at the apex of a hill, this property offers unrivaled panoramic views of a breathtaking landscape. The vast surrounding land,

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20 hectares of pure natural beauty, is perfect for creating a panoramic garden that will become your personal retreat.

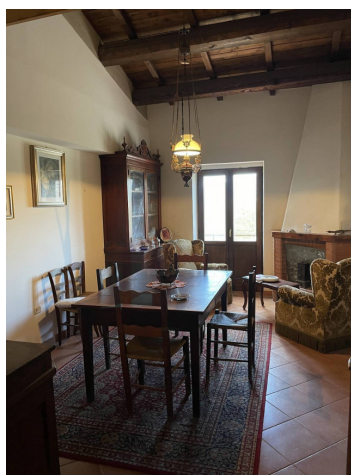
## Certification

**Energy Class:** G

## Features

Property ID: CBI057-315-30279	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Cerreto di Spoleto-Fergino
Municipality: Cerreto di Spoleto	Zona: Cerreto di Spoleto
Total sqm: 650 sq.m.	Bedrooms: 6
Bathrooms: 4	Rooms: 24
Internal condition: Good	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Parking space: Carport	Date of construction: 2000
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for two cars





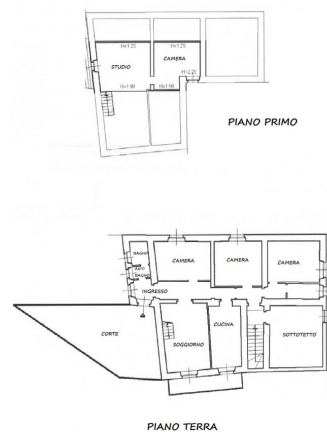






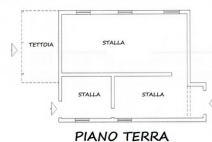




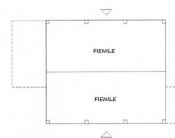




PIANO SEMINTERRATO



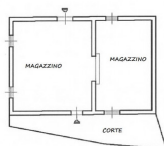
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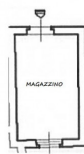
PIANO PRIMO



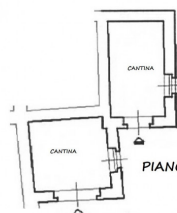
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