



COLDWELL BANKER

V&G IMMOBILIARE

V&G Immobiliare  
Via Flaminia, 2 - 06049 Spoleto (PG)  
(+39) 0743 222987

## Single House for sale in Spoleto

### Cortaccione

€ 390.000

Ref. CBI057-316-30282



**500 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

In the immediate vicinity of Spoleto, we present an excellent investment opportunity: a charming stone farmhouse that combines the traditional atmosphere with the versatility of a multifunctional residence. This property is spread over two floors and includes a welcoming main house on the upper floor and a charming restaurant on the ground floor. The spacious upstairs main home offers four bedrooms, three bathrooms and two fully equipped kitchens. The internal layout is designed so that the property can easily be divided into two separate apartments, thus offering multiple options for use. The restaurant located on the ground floor offers a wide range of spaces, including a large room, an elegant bar corner and attached workshops with a warehouse. The farmhouse also has a private courtyard and a panoramic terrace, making it the ideal environment for creating unique gastronomic experiences.

### Certification

Energy Class: G

### Features

Property ID: CBI057-316-30282

Contract: Sale

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Categoria: Single House	Municipality: Spoleto
Zona: Cortaccione	Total sqm: 500 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 10	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 1990
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	















