



ARANCETO

L'Aranceto, which lies close to the near-perfect Umbrian hilltop town of Spoleto, is a property that shines bright with potential

PRICE	EUR 690.000
SALES CATEGORY	ready to move in
DIMENSIONS	<p>The sale includes four buildings.</p> <ul style="list-style-type: none">~ The main house is approximately 450sqm in total and is currently divided into three separate properties – the main residence and two one-bedroom apartments.~ The garage is approximately 100sqm and divided into three units.~ A 30sqm outbuilding is currently used as storage.~ There is another house measuring approximately 340sqm, waiting to be restored. <p>The sale also includes just over four hectares of surrounding land, including 300 olive trees.</p>

**RENTAL POTENTIAL**

This property is not currently available on the holiday-villa rental market. Upon purchase, Special Umbria is available to project manage the renovation (and styling) of this property for an agreed fee. On completion of any renovation project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio. Please contact us for more details.

SLEEPS

6

BEDROOMS

6

BATHROOMS

5

LOCATION

GPS: 42.719952,12.669812

Scan the picture below with a suitable smartphone or tablet computer:

**INTRODUCTION**

Elegantly positioned in the gently undulating hills just outside Spoleto, L'Aranceto is within walking distance of the small village of Baiano and has stunning panoramic views of the verdant, unspoiled valleys, fields, woods and stone farmhouses that dot this green heartland.

The sale includes a classical-style villa that currently houses the main residence as well as two separate apartments, each with a bedroom, bathroom, kitchen and small living area. The villa was last renovated between 2012 and 2015, when all the utilities were updated.

Also included is a smaller villa in the same architectural style that sits close to the main house

on the other side of the sweeping driveway. Bought a few years ago by the current owners to ensure total privacy, it is in need of renovation. L'Aranceto is surrounded by a large garden, four hectares of olive and fruit trees, fields and woods. There is a triple garage and a small outbuilding.

This is an exciting opportunity to add character and value to these elegant villas in this special location.

LAYOUT**BEDROOMS**

There are currently six bedrooms, four in the main residence and one in each of the two apartments. Some of them feature original wooden ceilings and cotto tiles

BATHROOMS

There are five bathrooms. A large bathroom in the main residence has double basins and a bath, while the others are all shower rooms.

KITCHEN

There are currently four kitchens. There's one in each of the two apartments, then the main kitchen is on the first floor with beautiful views over the surrounding countryside. There is a smaller prep kitchen on the ground floor that is close to the dining table under the pergola.

LIVINGROOM

There is a large living room on the first floor that has a fireplace, and another, large but lower-ceilinged sitting room on the ground floor with a corner fireplace. Both apartments have their own small living area with a fireplace, too.

OTHER ROOMS

On the ground floor there is a large storage/pantry area, a laundry room and a small multifunctional room.



FACILITIES

OUTSIDE

The property, which is surrounded by its own olive groves and fruit orchards, is accessed via a private drive. There is a small cement pool that is currently not used but the council would grant permission for the new owner to change the existing pool or to build a new one. The garden has an irrigation system that uses water from the well and is lit. L'Aranceto has two bread ovens and a stone-built BBQ.

TECHNICAL

The property has its own private well in addition to mains water, electricity, radiator central heating, LPG, double-glazed windows, and surveillance and alarm systems.

ENERGY

TBC

OTHER FEATURES

DIRECT ENVIRONMENT

L'Aranceto enjoys complete privacy and is easily accessed by a short gravel drive. The sale includes four hectares of surrounding land with 300 olive trees.

NOTES

The asking price refers to the property in its current state, as described in this profile, excluding any of the furniture, which can be bought under a separate agreement. The property is for sale through a company but VAT will not be applied.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (68km); Rome Ciampino [CIA] (130km); Rome Fiumicino [FCO] (147km); Ancona [AOI] (161km); Florence [FLR] (218km); and Pisa [PSA] (297km). Train: There is a train station at Spoleto (8km) where car hire is also available. Road: The motorway exit closest to the property is at Spoleto.

DISTANCES

Spoleto (8km); Acquasparta (16km); Trevi (27km); Narni (31km); Terni (38km); Todi (40km); Foligno (41km); Spello (42km); Assisi (53km); Orte (55km); Perugia (77km); Lake Trasimeno (93km); Rome (128km); Siena (170km); and Florence (217km).







Please check this profile on our website for more pictures. Thank you.