



BALNEUM

Architectural home, with great sense of design, in the town of Civita di Bagnoregio, where arriving by walking on the majestic 300 mt long bridge

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| PRICE | EUR 720.000 |
| SALES CATEGORY | townhouse |
| DIMENSIONS | The House spreads on 3 floors plus the cave area. The area reserved for the townhouse is approximately 211 sqm The garden, with only access from within the cave is approximately 580 sqm. |
| RENTAL POTENTIAL | |
| SLEEPS | 6 |
| BEDROOMS | 3 |
| BATHROOMS | 3 |



LOCATION

GPS: 42.627806,12.113039

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



INTRODUCTION

To arrive at the foot of Civita di Bagnoregio is to discover a place that until then only existed in dreams: the ultimate Italian hill town preserved by a rich and splendid history and by the love of its current inhabitants. Entering the old town by walking over its footbridge and going through its Etruscan gateway is like stepping back in time 600 years to rediscover the beauty and peace of a different way of life. The town appears almost made of gold and silver - the gold of the tufa rock of its cliffs and houses, the silver of its basalt paved streets. Like a jewel that was eroded by time only to preserve its most beautiful core, Civita will transport you to a place of wonder and poetry, close to the incredible history of man's tenacity and vision, to nature's endurance and labor of love.

Balneum is a portion of a 14th century 'Palazzo' that sits on an underground system of caves, Etruscan tombs and a Roman water cistern. The property, which gives place to 6 guests, is part of a fairytale medieval town on the border with Umbria, not far away from the famous Umbrian town of Orvieto. The house was restored with amazing care and became something really magical. The caves underneath the house and the formal garden overlooking the whole valley complete the picture.

One important aspect of the property and of the town itself, is that no cars can reach it, and the main way to get to the house and the town is by a 300 mt

walk on the bridge. The outward walk has the final stretch uphill. It is possible though to organize a small electrical car service to support with bringing luggages or shopping.

LAYOUT

BEDROOMS

two bedrooms, with ensuite bathrooms are on the second floor.

The third bedroom, is located below the living room, on the level of former main entrance. It boast also a sitting area as well as private bathroom.

BATHROOMS

Two bathrooms are located on the second floor. One bathroom is located on the level of the third bedroom.

KITCHEN

Kitchen is part of the living area, creating the perfect convivial atmosphere. The old marble top fits perfect with the whimsical design decorative elements

LIVINGROOM

The living room & main kitchen are located on the 1st floor of the house. They constitute the original core of the living quarters with a remarkable basalt stone fireplace. The terracotta floors and wooden beams, all dating from the fourteenth century are carefully restored. The introduction of the modern minimal kitchen and furnishings creates a unique synergy that makes the space at once comfortable, poetic, yet respectful of its 'original soul'.

OTHER ROOMS

The wine cellar and caves, an old Roman water cistern, still plastered in its original hydraulic plaster, has been transformed into a truly unique wine cellar. It is accessed through a medieval set of caves and tunnels dug fully into the rock which also



connect the house to the garden. It is a magical experience to walk through and being able to enjoy these unusual underground spaces.

FACILITIES

OUTSIDE

From the formal Italian garden you can access 2 stone caves. These spaces have all been carved into the tufa rock of the cliff centuries ago and the owners reinvented their use to provide unique amenities that enhance the magical quality of the house. Through the caves you access the beautiful formal Italian garden which hangs between 2 stone cliffs with amazing views of the surrounding valley.

TECHNICAL

Balneum is connected to mains for water, gas and sewage system.
Heating is provided with boiler.

OTHER FEATURES

DIRECT ENVIRONMENT

Balneum is part of a on old buildings. The garden of the other townhouse is adjacent to the property. Bars, turist shops and restaurants are at a walking distance in Civita di Bagnoregio. All the facilities, are in Bagnoregio, on the other side of the bridge. There is a private service of electrical cars that can drive up and down the bridge to have organized deliveries at the property,

NOTES

The house is sold with furniture, beside some elements that are not included.

SURROUNDING

TRAVEL

If you are travelling by car, Civita di Bagnoregio is 15 minutes south of the Orvieto exit on the A1 highway connecting Rome to Florence, 15 minutes east of the ancient Via Cassia connecting Rome to Siena. The closest train station is Orvieto which is only 15 minutes away and about an hour's ride from Rome. The closest airport is in Perugia but Fiumicino airport in Rome is the most convenient for international travel (1.5 hours away).

DISTANCES

Rome airport: 100km, 90 minutes Rome center: 95 km, 90 minutes Orvieto: 20km, 15 minutes Todi: 45 km, 35 minutes Spoleto: 70 km, 50 minutes Viterbo: 35 km, 25 minutes Bolsena: 20 km, 15 minutes Tuscania: 50km, 45 minutes Tarquinia: 70 km, 50 minutes Perugia: 80 km, 80 minutes Pitigliano: 50km, 45 minutes









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