



CASTELLO DELLA TRAMA

Set in the rolling Umbrian hills, this medieval fortress has been fully restored to 21st century standards while maintaining its unique historical charm

PRICE	EUR 2.900.000
SALES CATEGORY	ready to move in
DIMENSIONS	The renovated property is approximately 500sqm with an extra buildable allowance of 570sqm. The garden inside the castle walls is 1,500sqm. The property comes with 4 hectares of surrounding land with 470 olive trees
RENTAL POTENTIAL	This property is currently run as a boutique hotel. We are happy to provide more information about the rental market and how to make the property fit with Special Umbria's style in order to add it to Special Umbria's holiday rental portfolio
SLEEPS	10
BEDROOMS	5

**BATHROOMS** 6

LOCATION GPS: 43.052941,12.791908
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Castello della Trama is an impressive property. Set in four hectares of olive groves and rolling countryside, the ancient hilltop fortress houses a private chapel, a new outdoor pool, lush gardens and a medieval tower within its beautifully restored walls.

Architectural features include carefully repaired stonework, wooden beams, original fireplaces, frescoes, arches, vaulted ceilings, Guelph crenellations and even a lookout from the top of the tower with panoramic views over the surrounding landscape.

The tower originally dates to the late 13th century and a sensitive renovation has resulted in five bedrooms, one per floor with a bathroom each. A modern kitchen with an ancient soaring ceiling and original cotto floor is on the raised ground floor, leading out to a large paved terrace.

The property, with its charming private chapel and pretty gardens, is currently run as a boutique hotel. It would make an exceptional private house and there is scope to convert a further 570sqm within the castle walls into living space.

The castle is well placed for exploring the green heart of Italy and is an exquisite blend of ancient history and modern comfort.

LAYOUT

BEDROOMS

There are five bedrooms, all of which are en-suite and occupy their own floors in the tower. Each room is different and includes garden access to the first one, ceiling beams in the second, and a vaulted ceiling in the fourth. The top room was originally a shelter for those guarding the tower and has a private terrace which is a crenellated chemin de ronde with panoramic views over the stunning landscape.

BATHROOMS

All the bathrooms have been recently renovated with high-pressure, large walk-in showers with glass surrounds fitted against the exposed stone walls. The first bathroom has original 18th century majolica tiles, while the fourth one has an original fireplace.

KITCHEN

The kitchen is on the raised ground floor and features the original cotto floors, a very high ceiling and a beautiful, large marble sink. The medieval features have been kept intact.

LIVINGROOM

There is a living room on the penultimate floor of the tower. An alternative arrangement would be to use the ground-floor bedroom that has a large fireplace.

OTHER ROOMS

There is a large basement used as a tech room, which leads to a laundry room. There is a separate private chapel within the castle walls that has beautiful vaulted ceilings as well as part of a 14th century fresco of the crucifixion that is being restored.

FACILITIES



OUTSIDE

The property is approached through electric gates and there is ample parking in front of the tower. A door through the castle walls provides access to the courtyard where a path leads to the chapel, the terrace and the tower. An 8.5m x 4.5m outdoor pool is set in a corner of the courtyard and a terrace has been renovated this year with the addition of a heat pump. A pergola sits close to the pool and the immaculate garden is mostly lawn with several varieties of rose and mature plants. Walkways and terraces have been fully repaved with reclaimed bricks and the garden and curtain walls are floodlit with a state-of-the-art lighting system.

TECHNICAL

Mains electricity and water, central heating (radiators), air conditioning, LPG for heating and hot water, a temperature-controlled sun room.

ENERGY

Class TBD

OTHER FEATURES

DIRECT ENVIRONMENT

The property enjoys total privacy and is easily accessed via a short gravel road.

NOTES

The mentioned price refers to the last asking price for the property in its current state, as described in this profile, before it was committed to be sold mid November 2022. The property is subject to historical landscape constraints, which means that planning must go through the Ministry of Cultural Heritage.

SURROUNDING

TRAVEL

Air The nearest airports are: Perugia [PEG] (40km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Rome Ciampino [CIA] (130km); Rome Fiumicino [FCO] (147km); Marche [AOI] (161km); Florence [FLR] (218km); and Pisa [PSA] (297km). **Train** The nearest train station is in Foligno (16km). **Road** The property is situated north-east of Foligno and Spello.

DISTANCES

Castello della Trama is within easy reach of several towns and cities in Umbria, Tuscany and Marche that are steeped in culture and full of fabulous shops, restaurants, art and architecture, including: Foligno (16km); Spello (17km); Bevagna (20km); Assisi (28km); Spoleto (40km); Perugia (46km); Lake Trasimeno (61km); Terni (70km); Todi (79km); Cortona (90km); Arezzo (135km); Rome (140km); Siena (150km); San Gimignano (190km); and Florence (192km).

LEISURE & ACTIVITIES

There is an 18-hole golf course at Golf Club Perugia in Ellera Umbra (28km), just over half an hour away.







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