



CASTELLO DI SANTA TECLA

Property that is infused with history and maintained with utmost care. Its location dominating the valley and views that reach out from Spoleto to Perugia make it a one-of-a-kind historical place.

PRICE

SOLD BY SPECIALUMBRIA

SALES
CATEGORY

to be refurbished

DIMENSIONS

The main castle is approximately 674 sqm, the annex at a current state of builder's finish is 150 sqm including pergola where the garage/storage area is approximately another 180 sqm. The property is surrounded by approximately 9 hectares of private land, mostly olive groves.

RENTAL
POTENTIAL

SLEEPS

8-10

BEDROOMS

5

BATHROOMS

4



LOCATION GPS: 43.109505,12.560528
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

The Castello di Santa Tecla already existed in the 11th century, as evidenced by a notarial deed of 1075, available in the archive of the Cathedral of San Rufino in Assisi, and was used as the residence of the bailiff (an ancient tax collector). Hence the name of Antica Balia di Poggio Bucaione. It was therefore born for military purposes as a house-fort and it is assumed that it was square in shape, with an internal courtyard. It is known that the castle was destroyed by Oddo Baglioni, lord of Perugia, and was later rebuilt, but only on three sides. In the 1700s it was ruined by an earthquake and was rebuilt only on two sides, assuming its current shape, but still retaining the appearance of a fortress rather than a villa. Certainly, in the past, it was an important reference point since it is reported in an ancient map of Italy currently exhibited in the Vatican Museums.

Obviously it is placed in a dominant position from where you can enjoy a beautiful view of the plain below that reaches from the city of Spoleto all the way to the city of Perugia.

This property was sold by SpecialUmbria in collaboration with Engel & Voelkers.

LAYOUT

BEDROOMS

Currently one bedroom with vaulted ceilings is on

the ground floor. Two bedrooms, one with wooden ceiling are on the first floor, and two double bedrooms are on the second floor.

BATHROOMS

One small bathroom with shower is on the ground floor, two bathrooms with tub and shower are on the first floor (one is en-suite) and one large bathroom is on the second floor.

KITCHEN

In the castle are present two very large kitchens, both with fireplace. The kitchen on the ground floor is embellished by handmade red and white tiles and a central isle.

LIVINGROOM

The castle is characterized by the number of large sitting areas. On the ground floor a very large sitting area and dining room dates back from medieval time, with niches obtained by ancient troughs and high windows and stone exposed walls. On the first floor there are two large and interconnected sitting and dining rooms, with fireplaces and amazing handcrafted wooden ceilings. On the second floor there is a very large sitting room with several windows from where a unique view is to be enjoyed. The room boast solid oak beams originally belonged to a church in Assisi.

OTHER ROOMS

There is a small library on the ground floor, a laundry room and pantry on the first floor and an extra room on the second floor where it is possible either to create another kitchen or bathroom which is currently used as a small office.

FACILITIES

OUTSIDE

The property sits on nine hectares of private land, mainly olive groves. The garden around the castle has an amazing view and boasts a fountain too. The Municipality will allow the construction of an open



air private swimming pool. Beautiful driveway with cypresses on both sides lead to the entrance of the castle.

TECHNICAL

Electricity and water for the mains are present, as well as for sewage systems and LPG boiler for heating and hot water.

ENERGY

F

OTHER FEATURES

DIRECT ENVIRONMENT

Very dominant position on a the top of a hill, with wide views. Some neighbours are present but all at a comfortable distance so 100% privacy is granted.

PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out if desired. You can find more information in the separate section 'Property Services' on this website.

NOTES

The property was sold in the state as represented in this sales profile, in May 2021.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (20 km), Ancona (165 km), Rome Fiumicino (170 km), Ciampino (176 km), Florence (180 km).

DISTANCES

LEISURE & ACTIVITIES





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