



## Villa dei Murali



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 678,082.77

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Umbria
Város:	Spoletto
Feladta:	2026. 03. 26.

### Leírás:

**SPOLETO – 4KM FROM THE CENTER:** Nestled in a green oasis in a highly residential area, just 4 km from the historic center of Spoleto, this magnificent villa embodies the perfect blend of prestige, comfort, and nature, offering the best of both worlds: the tranquility of nature and proximity to the conveniences of the artistic city center of Spoleto. Located in an exclusive hilltop position, the property offers breathtaking views over the Umbrian valley, with unique perspectives extending from the Via Francigena to iconic locations such as Assisi, Trevi, Montefalco, and Foligno. Main Features: The villa comprises two independent apartments, with the possibility of creating a third one of 50 sqm, all with direct access to the surrounding park and the private woods. The master apartment of approximately 360 sqm opens with a large panoramic veranda that leads to a patio and a covered terrace, offering a unique and evocative view over the Umbrian valley. Inside, two spacious living rooms with fireplaces and floor-to-ceiling windows allow for stunning valley views, a dining room with access to the garden, a spacious kitchen equipped with a stove, and a bathroom. On the upper floor, there are two large double bedrooms, a study, and two bathrooms, all with charming views of the garden and the valley. The second apartment, also approximately 110 sqm and spread over two levels, features a kitchen, a dining area, a living room, and a bathroom on the ground floor. On the first floor, accessible via a wooden staircase, there are two large double bedrooms and a bathroom. Amenities of the apartments include: - A wonderful park of approximately 1800 sqm, planted with trees and fruit trees, a relaxation area, and a large wood-fired oven, ideal for spending days and evenings with family and friends. - A private, fenced forest of about 2000 sqm, a peaceful and tranquil spot along the Via Francigena. - Cellars in the basement of about 130 sqm and a large garage of 61 sqm, both connected to the master apartment via a spiral staircase.

Floors in fine walnut and oak parquet, and handcrafted terracotta tiles. Ceilings with exposed wooden



beams and terracotta tiles. Frescoes and wall decorations in some rooms. Bathrooms finished with materials signed by the Valentino maison and fittings in solid gold. Walnut window and door frames.

The property is equipped with a heating system powered both by a pellet boiler and a LPG gas cylinder. Municipal water supply.

This villa is suitable for multiple uses, from prestigious residences to elegant homes. Thanks to its functional layout across two levels, with five bedrooms, two kitchens, spacious living rooms, and five bathrooms, the property ensures comfort and bright spaces, ideal for hosting guests or creating rooms dedicated to hospitality. The location guarantees privacy and a remarkable panoramic view, an element that enhances the living experience. Easy access via a paved road and the availability of parking spaces contribute to everyday convenience. The villa is situated in a quiet setting, away from disturbances, with main transportation and services reachable in a short time.

The property is located in the municipality of Spoleto, in Umbria, nestled in a hilly area that offers panoramic views of the surrounding countryside. The area is quiet and secluded, ideal for those seeking privacy and tranquility, while still being conveniently close to services just a few kilometers away. The villa is about 35 km from Assisi and 40 km from Todi, towns rich in history and culture.

The Great Estate group conducts a technical due diligence on every acquired property, through the seller's technician, which allows us to thoroughly understand the urban and cadastral status of each property. This due diligence can be requested by the client at the moment of genuine interest in the property.

Állapot: Reformed  
Built: 1970

## Gyakori

Telekméret: 3000 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/KPMQ-T2499/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2499/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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