

Ref. 2427 – **BORGO SAN BENEDETTO**

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FORMER ABBEY, LUXURY BOUTIQUE HOTEL WITH POOL FOR SALE IN UMBRIA

Pietralunga – Perugia – Umbria

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Interiors
1,250 sqm

Bedrooms
18

Bathrooms
18

Period
13th century

Total land
3.4 ha

Swimming pool
16 x 7 m

On the hills of Umbria, in a very quiet and peaceful location, former Benedictine abbey converted into a luxury boutique hotel. The property has been finely restored taking into account its immense historical value and all the main features have been carefully preserved. Guests can count on 18 bedrooms, all with en-suite bathroom, a cozy restaurant, a 10,000-sqm park with pool and a unique atmosphere.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2427 – BORGO SAN BENEDETTO

TYPE: medieval abbey

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (3 km)

INTERIORS: 1,250 square meters (13,437 square feet)

TOTAL ROOMS: 25

BEDROOMS: 18

BATHROOMS: 18

ANNEXES: country house

MAIN FEATURES: stone walls, wooden beams, terracotta floors, vaulted ceilings, fireplaces, brick arches, original 16th-century frescoes, church with bell tower, loggia, veranda, restaurant, manicured garden, graveled parking lot, swimming pool

TOTAL LAND: 3.4 hectares (8.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 16 x 7 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Pietralunga (12km; 25'), Umbertide (22km, 40'), Gubbio (24km; 45'), Montone (25km; 30'), Città di Castello (34km; 35'), Perugia (46km; 1h), Anghiari (54km; 55'), Assisi (60km; 1h 10'), Cortona (60km; 1h 25'), Spello (65km; 1h 5'), Arezzo (82km; 1h 30'), Todi (86km; 1h 25'), Siena (157km, 2h 15'), Florence (157km; 2h 20'), Rome (232km; 3h)

CLOSEST AIRPORTS

Perugia San Francesco (43km; 50'), Forlì L. Ridolfi (166 km; 2h 25'), Firenze A. Vespucci (170km, 2h 25'), Pisa G. Galilei (224km; 3h), Roma Ciampino (226km; 2h 50'), Bologna G. Marconi (231km; 3h), Roma Fiumicino (246km; 3h 4')

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BORG SAN BENEDETTO

On the hills of **Umbria**, in a very quiet and peaceful location, former **Benedictine abbey** converted into a luxury **boutique hotel**. The property has been **finely restored** taking into account its immense historical value and all the main features have been carefully preserved. Guests can count on **18 bedrooms**, all with en-suite bathroom, a cozy **restaurant**, a **10,000-sqm park** with **pool** and a unique atmosphere.

The abbey is set at 600 m above sea level and reached via a well-maintained unpaved road (roughly 3 km) that descends towards the valley. The closest amenities can be found in Pietralunga (12km; 20' by car) while most of the cities of **Tiber Valley** are less than an hour away (Umbertide, Città di Castello, Montone, Perugia...).

DESCRIPTION OF THE BUILDINGS

The **former abbey** (12 bedrooms and 13 bathrooms) revolves around the original Romanesque church, built in the **13th century** by the Benedictine monks over the remains of a Langobardic watchtower, in turn built over a preexisting roman settlement. The ground floor of the buildings, next to the church, includes a welcoming restaurant/breakfast room for the guests, a professional kitchen and two bedrooms with en-suite bathroom. The church has been converted into a charming and welcoming conference/event hall with a nice bar created in the former sacristy. The first and second floors, reached via multiple staircase both inside and outside, comprise five independent apartments (each made up of a living area with cooking corner, bedroom and bathroom) and three bedrooms with en-suite bathroom.

The **country house** (6 bedrooms and 5 bathrooms), located not far from the abbey, is a two-story building which includes the owner's house (ample living room with cooking corner, two bedrooms and bathroom), the reception for the guests, a spacious suite on the first floor (sitting area, bedroom and bathroom) and three bedrooms with en-suite bathroom.

The property has been fully restored in **2008** preserving all the main features, including some beautiful **16th-century frescoes** inside the church and the rustic finishes of the abbey.

EXTERIORS

The buildings are surrounded by a well maintained and **elegantly manicured garden** spanning over 10,000 sqm and home to colorful flowers, gravel walkways and secular trees. Not far from the abbey is the heated **16 x 7 m swimming pool**, surrounded by a stone-paved sunbathing area amidst the lawn.

All around the park are 2.4 hectares of land, almost entirely covered in woodland that shelters the property from prying eyes and ensure silence and tranquility. Just south of the abbey is a spacious gravel parking lot for the guests.



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