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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2439 – **RESORT SAN FRANCESCO**

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ESTATE WITH RESORT FOR SALE ON MOUNT SUBASIO IN ASSISI, UMBRIA

Assisi – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
1,490 sqm

Bedrooms
19

Bathrooms
22

Total land
5.7 ha

Swimming pool
12 x 6 m

Not far from Assisi, the city of Saint Francis, and in the heart of the Umbrian countryside with an incredible panoramic view, 5.7-hectare estate with resort. The buildings (almost 1,500 sqm in total) have been carefully restored and now house a total of 19 guest bedrooms, an elegant wellness center and a restaurant. The 11,000-sqm garden houses the 12 x 6 m swimming pool.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2439 – RESORT SAN FRANCESCO

TYPE: estate with resort

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (6.5 km)

INTERIORS: 1,490 square meters (16,032 square feet)

TOTAL ROOMS: 32

BEDROOMS: 19

BATHROOMS: 22

ANNEXES: restaurant

MAIN FEATURES: stone walls, wooden beams, terracotta floors, wooden fixtures, original fireplaces, restaurant, garden, swimming pool, wellness center, modern style, poolside bar, panoramic views, paved terraces

TOTAL LAND: 5.7 hectares (14.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (10km; 25'), Assisi (11km; 25'), Nocera Umbra (16km; 30'), Foligno (27km; 45') Gualdo Tadino (29km; 45'), Trevi (35km; 50'), Perugia (41km; 55'), Montefalco (42km; 55'), Bastardo (45km; 1h), Deruta (47km; 55'), Spoleto (51km; 55'), Umbertide (61km; 1h 5'), Terni (82km; 1h 25'), Norcia (85km; 1h 25')

CLOSEST AIRPORTS

Perugia San Francesco (26km; 45'), Ancona R. Sanzio (110km; 1h 40'), Roma Ciampino (198km; 3h), Firenze A. Vespucci (205km; 2h 45'), Roma Fiumicino (208km; 3h), Pisa G. Galilei (266km; 3h 20'), Bologna G. Marconi (271km; 3h 30')



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RESORT SAN FRANCESCO

Not far from **Assisi**, the city of **Saint Francis**, and in the heart of the **Umbrian countryside** with an incredible panoramic view, **5.7-hectare estate** with **resort**. The buildings (almost 1,500 sqm in total) have been carefully restored and now house a total of 19 guest bedrooms, an elegant **wellness center** and a **restaurant**. The 11,000-sqm garden houses the **12 x 6 m swimming pool**.

Services are all available in the nearby village (10 km) in the valley below, and many of Umbria's most famous art centers can be reached in less than an hour's drive (Assisi, Foligno, Trevi, Perugia, Montefalco, Norcia...). Perugia airport, with convenient connections to much of Europe, can be reached in about 45'.

DESCRIPTION OF THE BUILDINGS

The **resort** (725 sqm – 7,801 sqft, 11 bedrooms and 13 bathrooms) is the heart of the property, housed in a finely renovated rustic farmhouse with modern amenities. From the central hall, the building then branches into two wings. One side leads to a hallway that in turn leads to five bedrooms, all with en-suite bathrooms. On the other side is the wellness center with relaxation area, sauna, massage cabin, changing rooms and service bathroom.

Going up to the upper floor, the building is still divided into two wings that house six more bedrooms with en-suite bathrooms and a shared living room that gives access to the main wing.

The **Foresteria** (745 sqm – 8,016 sqft, 8 bedrooms and 9 bathrooms) is instead divided into two distinct sections. The basement, with direct access from the outside, contains six bedrooms with private bathroom, the property's laundry, a service staff quarters with two bedrooms and bathroom, various storage rooms and the facility's technical rooms. The upper floor, on the other hand, is used entirely for the restaurant, consisting of two large halls, a professional kitchen and a bar.

The buildings have been entirely restored preserving the original charm of the structures, which stand above what was once a **Franciscan refuge** dating back to the **13th century**. Externally, the structure retains its rustic appearance, with stone and brick walls, while internally, several rooms have been created that are characterized by two very different styles: where possible, the rustic aspect has been maintained, with exposed walls and wooden beams, while in other areas a more modern approach has been preferred, with a more sober and contemporary style that nevertheless blends well into the context.

EXTERIORS

The resort is surrounded by a well-maintained **11,000-sqm garden** that extends all around the buildings and is characterized by paved terraces, tall trees providing shade and decorative hedges. A short distance from the buildings is the **12 x 6 m swimming pool** with a **pool bar** (20 sqm – 215 sqft) for aperitifs and poolside breakfasts. The trees that surround the buildings and the pool area not only provide shade, but also ensure privacy and confidentiality by sheltering the property from prying eyes.

Just below the buildings, not far from the pool, is also a **tennis court** equipped with a lighting system for the night.

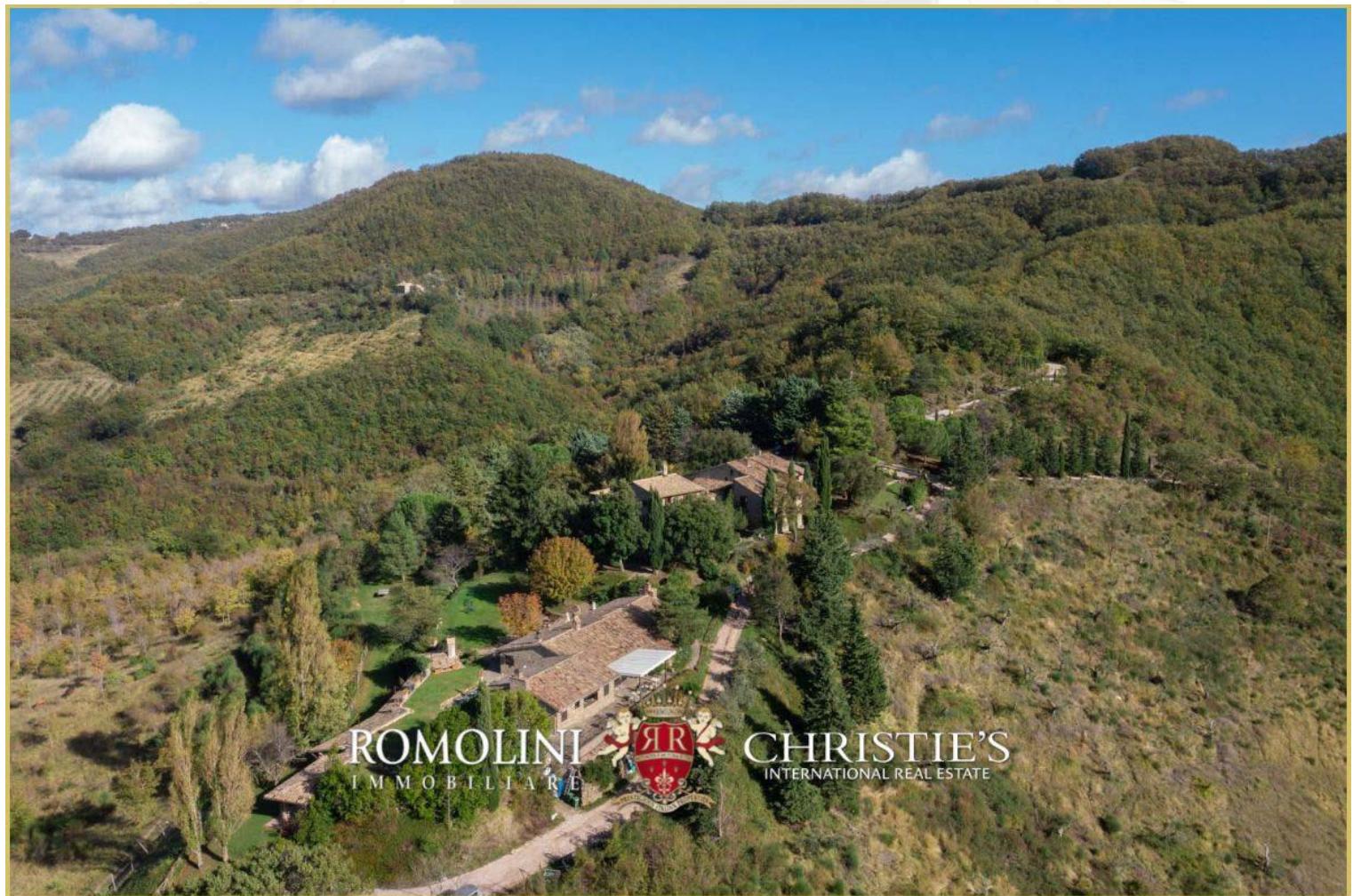
The rest of the property is covered to varying degrees by woodland (1.9 ha), grazing land (1.7 ha) and arable land (0.9 ha) lying to the north and south of the buildings.



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