

Ref. 2794 – **B&B SAGRANTINO**

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## BED & BREAKFAST WITH 6 BEDROOMS AND WELLNESS CENTER FOR SALE IN MONTEFALCO

Montefalco – Perugia – Umbria



**Interiors**  
750 sqm

**Bedrooms**  
6

**Bathrooms**  
10

**Garden**  
550 sqm

On the edge of the **historic center** of **Montefalco**, in a panoramic and very convenient location, **Bed & Breakfast** with **6 bedrooms**, **restaurant** and **wellness center** for sale. The property, in excellent condition, is already operating with good results and enjoys an enviable position.

At the back, the property is embellished by a stunning **550-sqm garden** landscaped right over the ramparts of the medieval town and with a breathtaking view of the surrounding countryside characterized by hills covered with vineyards and olive groves. Adjacent to the building, a paved patio serves as a summer extension for the restaurant.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2794 – B&B SAGRANTINO

**TYPE:** bed & breakfast

**CONDITIONS:** restored

**LOCATION:** historical center, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 750 square meters (8,070 square feet)

**TOTAL ROOMS:** 28

**BEDROOMS:** 6

**BATHROOMS:** 10

**ANNEXES:** technical rooms

**MAIN FEATURES:** wellness center, restaurant, exclusive garden, paved patio, veranda, vaulted ceilings, parquet floors, wallpaper, decorated ceilings, panoramic views

**EXTERIOR:** 550 square meters (5,918 square feet)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 128.70 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Bevagna (8km; 10'), Foligno (10km; 15'), Bettona (25km; 30'), Spoleto (25km; 25'), Torgiano (27km; 30'), Assisi (28km; 35'), Todi (32km; 40'), Perugia (46km; 50'), Terni (57km; 1h), Orvieto (67km; 1h 20'), Bolsena (80km; 1h 30'), Rome (150km; 2h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (38km; 40'), Ancona R. Sanzio (127km; 1h 30'), Roma Ciampino (161km; 2h 20'), Roma Fiumicino (175km; 2h 20'), Firenze A. Vespucci (212km; 2h 30'), Pisa G. Galilei (273km; 3h 10'), Bologna G. Marconi (278km; 3h 20')

## B&B MONTEFALCO

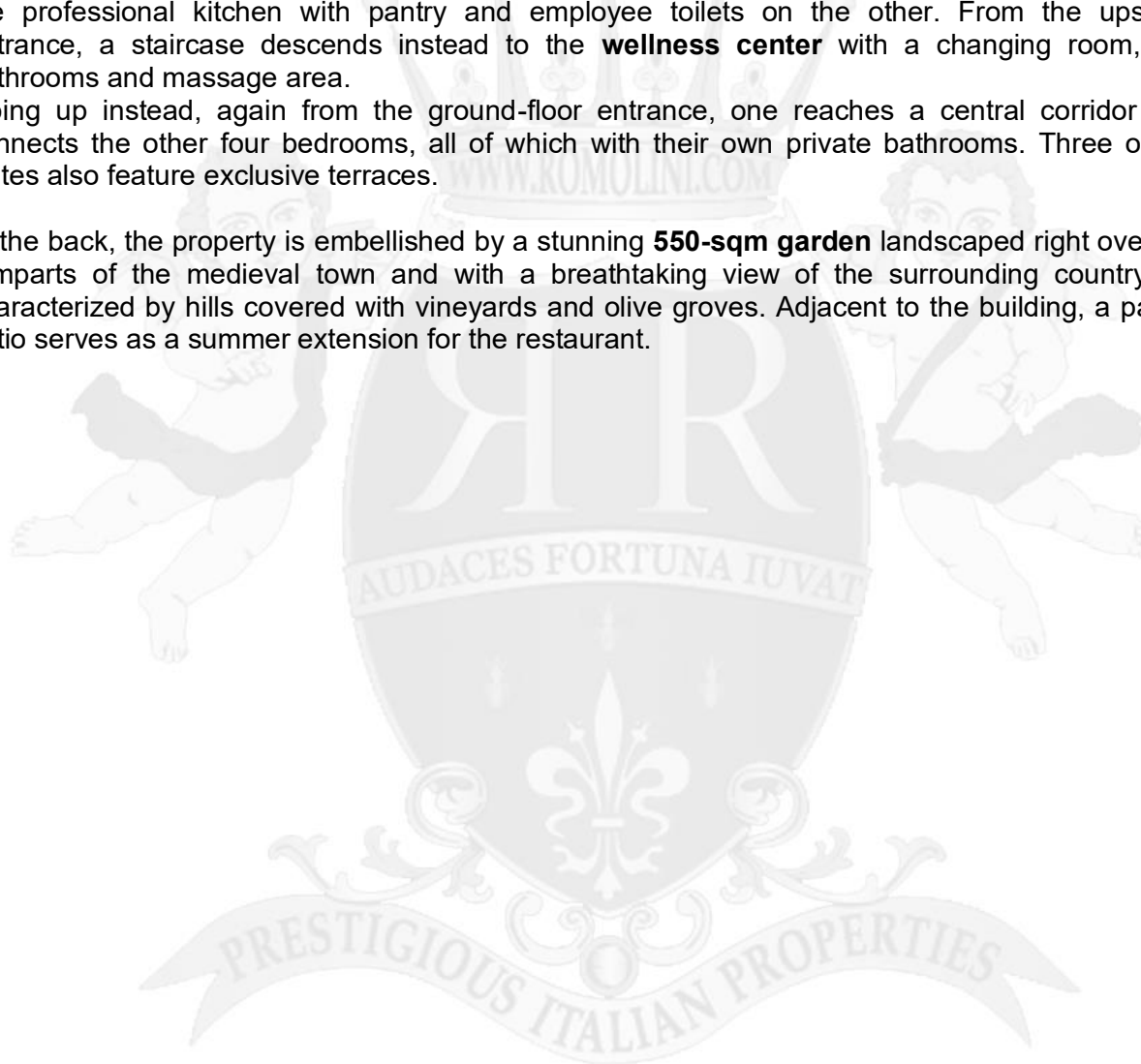
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The building (750 sqm, 6 bedrooms and 10 bathrooms) is spread over three floors. On the ground floor the main door opens to an entrance hall with reception. Continuing on, there is a breakfast room with a service bathroom and a staircase down to the basement. At the rear of the building are three bedrooms (one with a private terrace) and two bathrooms.

Descending to the lower floor one enters a hallway that leads to the dining room on one side and the professional kitchen with pantry and employee toilets on the other. From the upstairs entrance, a staircase descends instead to the **wellness center** with a changing room, two bathrooms and massage area.

Going up instead, again from the ground-floor entrance, one reaches a central corridor that connects the other four bedrooms, all of which with their own private bathrooms. Three of the suites also feature exclusive terraces.

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