

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_{gl, nren} = 128.70 kWh/m²year)

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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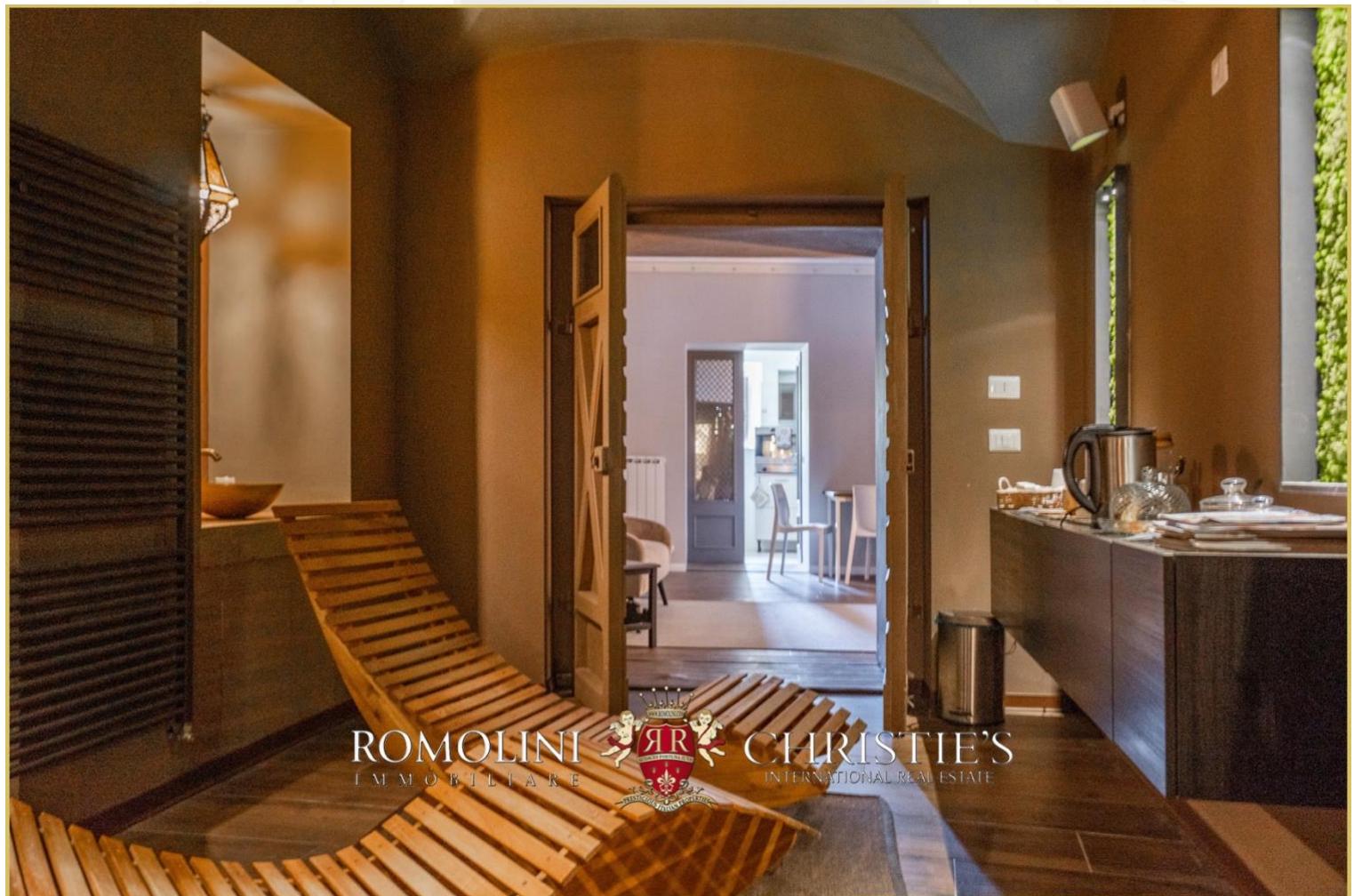
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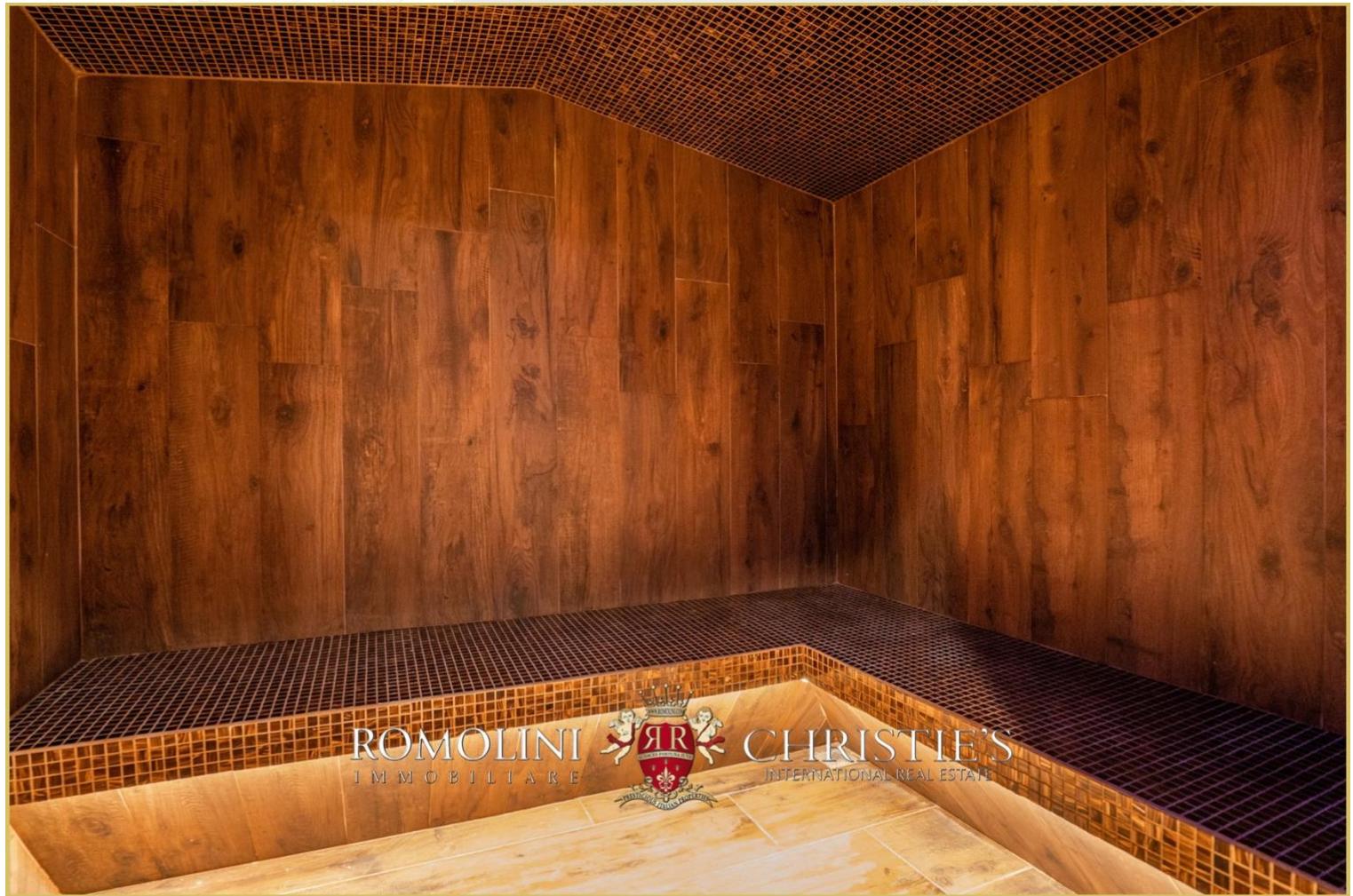
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