

Ref. 2796 – **B&B DEL RUSCELLO**

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B&B WITH TWO APARTMENTS AND 3 BEDROOMS FOR SALE CLOSE TO RASIGLIA, UMBRIA

Foligno – Perugia – Umbria



Interiors
480 sqm

Bedrooms
6

Bathrooms
6

Close to the charming medieval town of **Rasiglia**, a town known as the "Venice of Umbria," **B&B** for sale. The building, in excellent condition, is located in the center of a cozy hamlet and currently houses **three independent apartments** plus **three bedrooms** with en-suite bathrooms and a shared kitchen (the latter part can be used as an apartment):

- **App. A:** living room, dining room, kitchen, pantry, two bedrooms and two bathrooms;
- **App. B:** living room, kitchen, bedroom and bathroom.

The building has been entirely renovated in recent times and features typical and well-preserved original finishes including wooden walls, terracotta floors and wooden beams. The **old barn** (80 sqm), currently in builder's finish but with systems already in place, could be renovated to create a common area or an additional living unit for guests.

SUMMARY OF THE PROPERTY

REFERENCE #: 2796 – B&B DEL RUSCELLO

TYPE: bed & breakfast

CONDITIONS: restored

LOCATION: historical center, panoramic

ACCESS: excellent

INTERIORS: 480 square meters (5,165 square feet)

TOTAL ROOMS: 10

BEDROOMS: 6

BATHROOMS: 6

ANNEXES: barn

MAIN FEATURES: stone and brick walls, wooden beams, fireplace, terracotta floors, wooden doors and fixtures, panoramic views, barn to be restored

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 243.98 kWh/m²year)

HEATING SYSTEM: radiators + fan coils

CLOSEST CITIES AND TOWNS

Closest services (10km; 10'), Foligno (20km; 25'), Bevagna (27km; 35'), Trevi (29km; 30'), Spoleto (32km; 40'), Montefalco (35km; 40'), Assisi (36km; 40'), Gualdo Tadino (49km; 50'), Perugia (53km; 50'), Terni (64km; 1h 10'), Narni (75km; 1h 10'), Amelia (82km; 1h 20'), Orvieto (120km; 1h 50'), Rome (165km; 2h 40')

CLOSEST AIRPORTS

Perugia San Francesco (45km; 40'), Ancona R. Sanzio (146km; 1h 35'), Roma Ciampino (176km; 2h 30'), Roma Fiumicino (190km; 2h 35'), Firenze A. Vespucci (219km; 2h 30'), Pisa G. Galilei (280km; 3h 10'), Bologna G. Marconi (286km; 3h 15')







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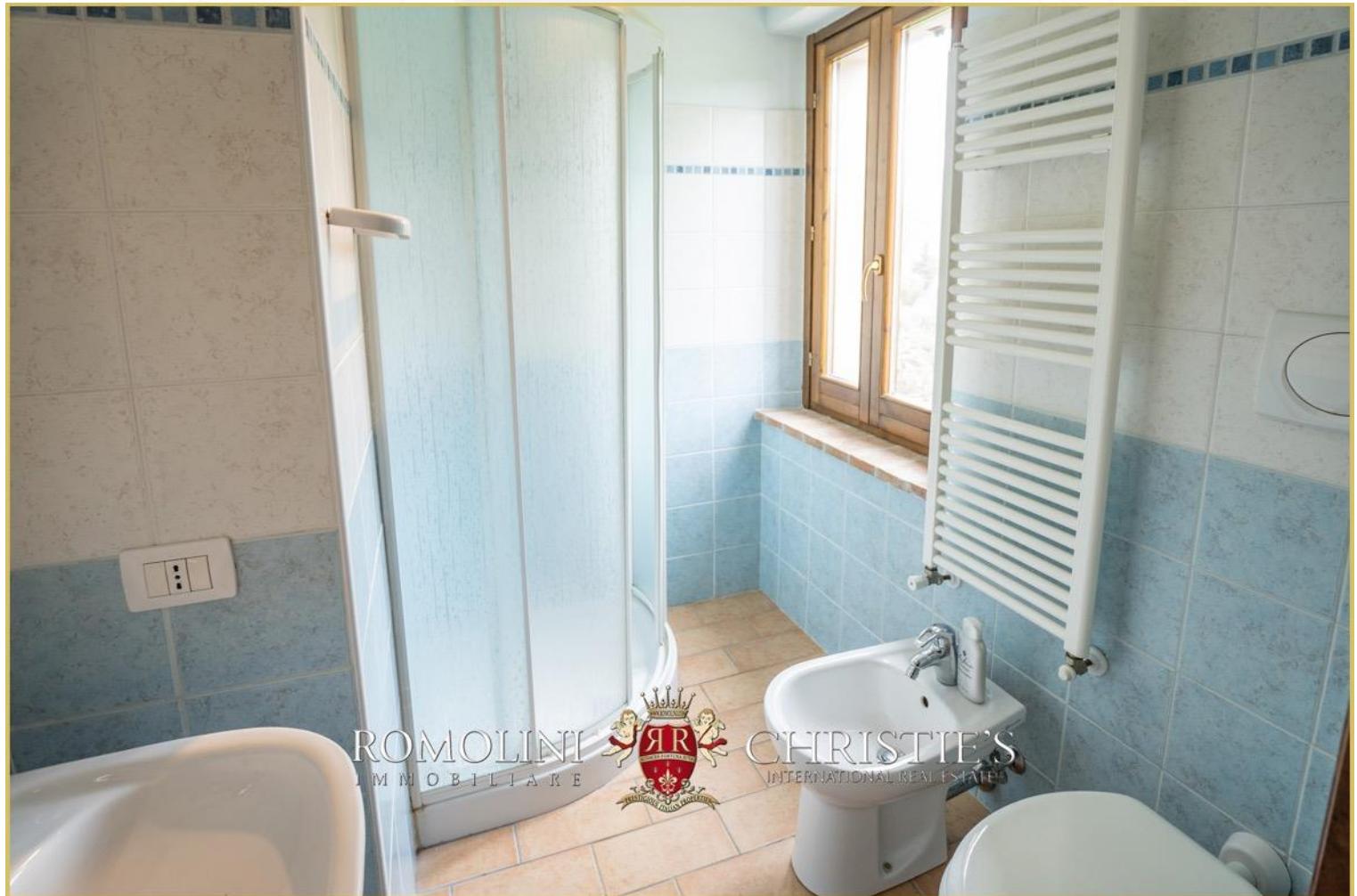




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