

“The Italian Collection”

From Cresta Villas

Robin's Nest

**Casperia Medieval Village,
Sabini Mountains, Near Roma, Lazio**

**2 bedroom/2 bathroom apartment
Asking price Euro 195,000**



The apartment

This apartment has been meticulously-restored from its 12th Century origins. The apartment has approximately 60m² of accommodation and 2 double bedrooms. The main bedroom has a fully fitted en-suite bath/shower room. There is also a luxury family bath/shower room. There is a living room with fireplace, dining area and kitchen. The property is air-conditioned and has satellite/cable TV. Outside there is a balcony and a barbecue area.



About the location

The historic medieval village of Casperia is in the province of Rieti and set atop a hill on the edge of Monte Sabini. It is just an hour north of Rome and combines easy access to the Eternal City with its own quiet serenity. This is a tranquil and traditional village and one of the few towns in Europe prohibiting automobiles from its Centro Storico, historical center, it manages to retain the authentic beauty of its ancient heritage in an enchanting setting so close to Rome that many of its residents commute to work in the city from here on a daily basis.

It is necessary for prospective purchasers to note that all motor vehicles are prohibited; even residents must park outside of the Centro Storico. The apartment is then accessed on foot from the designated car park on the edge of the village. This actually adds to the charm and peacefulness of the village. This may make the property unsuitable for anyone with walking difficulties, elderly, infirm or wheelchair users.

From the village you can take one of the frequent commuter trains from nearby Poggio Mirteto Scalo and be in Rome in time for a breakfast of brioche and cappuccino, before spending the morning in the Vatican Museums, Piazza Navona or the Villa Borghese. Enjoy lunch in the Campo dei Fiori or Trastevere, then catch an afternoon train back to the calm of Casperia and relax with a glass of local wine as you watch the sun set over the Tiber Valley. End the day with a light meal on the balcony or enjoy a local specialty at one of the delightful nearby restaurants. If Rome is not on the day's agenda, the A-1 autostrada (the principle north-south motorway connecting nearby Rome to Umbria, Tuscany and all points north) is only 15 kilometers away. With a rental car or public transport (bus services run to nearby villages, including the train station at Poggio Mirteto Scalo), one can easily spend the day in Umbria (Orvieto, Spoleto, Todi, Perugia and Assisi).

Closer to home, you can visit the some of the many monasteries established by St. Francis dotting the nearby country-side, or shop for antiques in nearby Viterbo's historic San Pellegrino District, or explore the elegant remains of Hadrian's Villa and the Villa d'Este at Tivoli, only 45 minutes to the south. Take cooking lessons or yoga classes in Casperia, explore the intricacies of Casperia's cobbled lanes, hike the adjacent countryside, or simply relax and enjoy the simple luxury and gorgeous views from the apartment. Local activities available in the area are: cycling, golf, horse riding, mountain biking, mountaineering, ski, swimming, tennis, walking.

Nearest Airport: Rome Fiumicino/Ciampino 1 hour (50km) **Motorway:** A1 Ponzano Sorate 15km

Railway Station: Poggio Mirteto 10km **Nearest Beach:** 60km **Nearest Ferry port:** 60km