

## Country houses for Sale in Castel Viscardo (TR)

1.200.000 €

Ref: CA557U



**Size:** 525 sqm

**Field:** 24 ha

**Rooms:** 17

**Bedrooms:** 6

**Bathrooms:** 7

**Swimming pool:**

Privata

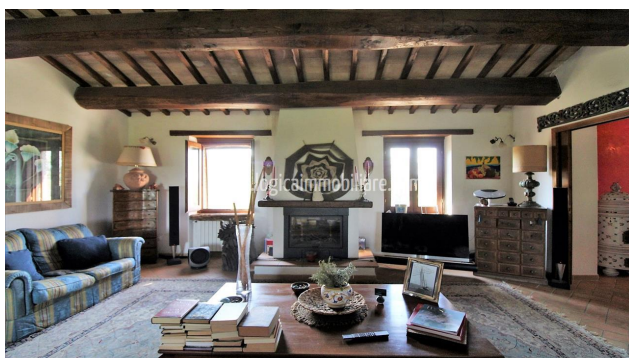
**Energy class:** E

**IPE:** 150

Private and panoramic location with fascinating view over Orvieto for this beautiful real estate composed by a 435sqm farmhouse, a 90sqm dépendance, 70sqm swimming pool, two large awnings for car parking and tool deposit, an ancient cave and about 24 hectares of land with delightful garden, woodland, arable land, vineyard and an olive grove with over 120 olive trees. The main building, entirely restored in 2008 with refined taste and traditional high-quality materials, it is built on two levels and a basement which is for the garage and a cellar. The first floor, currently the owners house, is accessed through an external staircase with panoramic 'loggia' and it is composed by a large central living room with the kitchen, a studio and a bathroom on one side and the sleeping area with two bedrooms and a bathroom on the other side. The ground floor is composed by a second apartment with lovely 'portico', currently divided into two adjoining units but it can also be independent if needed, besides a relaxation area with a loft that could also be used as a third unit since it also has independent entrance. At about 100 mt from the main building there is a nice and comfortable dépendance, also restored, composed by living area with kitchenette and fireplace, one bathroom, one bedroom, a storage room and a lovely 'portico'. The access to the real estate is made through a beautiful suggestive tree-lined road with automated gate and stone columns. The land surrounding the property it is all entirely fenced therefore it preserves plenty of privacy, making this place a perfect spot for those who wish to live immersed in the stillness of the countryside without giving up comfort or the services that are offered by the nearest towns, such as Castel Viscardo which is only 2km away or the amazing Orvieto which is reachable within a 10 minutes' drive. All the installations and perfectly functioning: electricity, municipal water supply, LPG or wood-supplied heating system, two wells,



irrigation system, wi-fi and TV satellite dish. Prestigious real estate of great comfort, ideal as main residence but also an excellent investment for rentals thanks to its proximity to places of great cultural interest such as Bolsena Lake and Civita di Bagnoregio 25km away, the thermal baths in San Casciano dei Bagni 40km away, Montalto di Castro one hour drive and Rome airport one hour and a half.











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