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la soluzione a portata di mano

## Country houses for Sale in Orvieto (TR)

1.145.000 €

Ref: CA600U



**Size:** 520 sqm

**Field:** 6 ha

**Rooms:** 21

**Bedrooms:** 7

**Bathrooms:** 11

**Swimming pool:**

privata

**Energy class:** D

**IPE:** 100

In a dominant position on a high hill, 535 meters above sea level, a beautiful farm located just 10 km from the fascinating historic center of Orvieto. We access the property through a 300 meters long cypress tree-lined road, with olive grove on both sides. The farmhouse is built as a small 'borgo' and on the 6 hectares entirely fenced land there are several small buildings, all located within the 1-hectare courtyard rich in fruit trees as well as scented plants and flowers. Inside the courtyard, also a nice 'pergola' and a swimming pool area with lovely view over the surrounding countryside. The main residence, currently used by the owners as their private house, is built on two levels for a total surface of about 250sqm. Externally, right next to the house, there are an ancient wood oven and a technical room. In close proximity there is a 45 sqm annex with private bathroom used for guests such as friends and family. Close to it, another spacious and bright annex, of about 180sqm, fully restored and divided into two separate units, used for a farm holiday activity since 2018. The finishings are top quality, with 'cotto' handmade floorings, bathrooms covering with Vietri majolica, Old England bathroom fixtures, original ceilings in chestnut, cement hand painted and brushed, window fixtures energetic class D, all with protection mosquito nets. Also inside the courtyard there is a third annex, of about 30sqm, with wooden structure, currently used as a storage. Outside the courtyard, the surrounding land is perfectly suitable for horse breeding: there are stalls with washing area and saddlery, paddock with covered sheds, sand small circle, silos for the feed and a large barn. All the areas meant for the horses are arable land areas, therefore, they could as well be converted to courtyard/ garden or for different cultivations. There is a 4,5 kw photovoltaic system, with 5 kw storage battery. As for the water supply there is the public aqueduct but there are also 3 tanks for 15.000 litres of rainwater collection as well as an

extra 3.000 litres tank for drinking water. For the heating system, it is possible to use LPG with Beretta condensing boiler or the fireplace stove in the main residence. There are two Imhoff septic tanks, video-surveillance system, and it has already been arranged the system for the alarm in the main residence. It is a real estate with great potential, perfect for those who wish to carry on the farm holiday activity, an amazing place for animal lovers, but also an excellent opportunity to live immersed in pristine nature, by converting the current use and making it a prestigious private residence of great charme. Orvieto is 10km far, same Bolsena Lake, the seaside in Montalto di Castro is 70km far and Rome airport is 140 km away.







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