## Country houses for Sale in Orvieto (TR) 980.000 €

## Ref: CA638U




**Size:** 860 sqm
**Field:** 4 ha
**Rooms:** 22
**Bedrooms:** 6
**Bathrooms:** 6
**Swimming pool:** privata
**Energy class:** G
**IPE:** 175

Just 9 km from Orvieto, in the picturesque Umbrian countryside between Ficulle and Allerona, on a gentle hill offering extraordinary views as far as the profile of Orvieto Cathedral, this charming 17th-century property exudes a sense of timeless charm in every detail. The main farmhouse, with a total surface area of approximately 750 sqm, is arranged over two levels and on the ground floor hosts a welcoming living area consisting of a large lounge, a study, a guest bathroom, a storage room, a dining room with fireplace, a live-in kitchen equipped with a spacious pantry and a bedroom with fireplace and direct access to the rear garden, as well as some storage rooms still in a raw state, which offer interesting possibilities for customization. An internal staircase leads to the upper floor, also accessible from the outside, where the sleeping area is developed, consisting of four bedrooms, two of which enhanced by fireplaces and one with a balcony, four bathrooms and two atmospheric living rooms with fireplaces, spaces of great character that preserve the original nature of the residence. Outside, an elegant patio connects the farmhouse with the guesthouse, an independent and welcoming space that hosts a living room with fireplace, a kitchenette, a bedroom with bathroom and a panoramic pergola overlooking a terraced and equipped garden, from which there is an enchanting view towards Orvieto. The property is completed by a characteristic cellar with a tavern in the basement, a panoramic swimming pool immersed in greenery, a barn to be restored and approximately four hectares of land between olive grove, pasture and arable land, which embrace the property creating a context of absolute privacy and rare beauty. A charming property, on the border between Umbria and Tuscany, ideal as a private residence but also excellent as a hospitality structure. The nearest services are about 3.5 km away in Allerona Scalo, Orvieto is 9 km away, Ficulle 12

km, Perugia 70 km, the nearby Tuscan area of San Casciano dei Bagni 30 km, Rome Fiumicino Airport 155 km.































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