

## Country houses for Sale in Orvieto (TR)

**790.000 €**

**Ref: CA466U**



**Size:** 580 sqm

**Field:** 6 ha

**Rooms:** 24,5

**Bedrooms:** 6

**Bathrooms:** 6

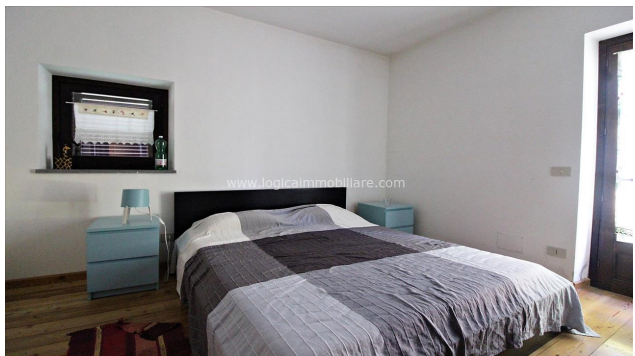
**Energy class:** G

**IPE:** 175

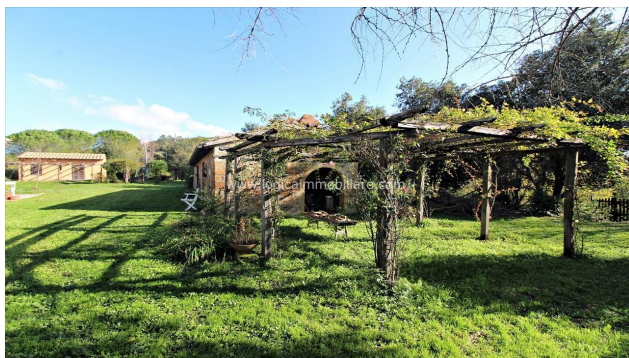
In a quiet and private location, only 1 km far from the town center of Ciconia and 6 km away from the historical center of Orvieto, a typical countryside house composed by several buildings all located on approximately 6 hectares of land. The main building is a 450smq house built on two levels plus a basement level composed by storage and technical rooms. The part of the house meant for residential use is composed by a wide entry hall, kitchen-dining area, dining room, living room with fireplace, two bathrooms, a wide living area with a lovely pergola, a studio, two bedrooms with en-suite bathrooms, storage rooms and technical rooms with independent access at the ground floor, while the first floor, reachable both from inside and from outside, is composed by a living area with fireplace, three bedrooms, one bathroom and a large panoramic terrace. Close by the main residence other two buildings, the first one is a 70sqm annex composed by two rooms, a bathroom, a woodshed, an oven and an outdoor space and the second one is a 35sqm newly built small apartment composed by a living area with kitchenette, one bedrooms and one bathroom. The real estate is completed by a 25sqm annex and the surrounding land of about 7 hectares, partly composed by olive grove with about 200 olive trees and partly arable and woodland. The real estate is in perfect conditions despite being restored and enlarged 25 years ago, with high level finishings and typical local materials such as cotto floorings and exposed stone walls. The utilities are all functioning. The heating system with thermal plant can be both LPG or wood supplied, for the water supply the property is connected to the public aqueduct but there are also an artesian well and a tank for rainwater collection, besides there is a 4,8 kW photovoltaic system installed on a regularly registered rooftop. Perfect real estate for those who seek privacy but not in an isolated location since the property is very close to



the main services offered by the town center. A functional real estate with great potential thanks to the width of the surrounding land and the number and size of the buildings. The proximity to Orvieto and the ease of reaching it, also thanks to the A1 motorway exit, make this real estate an excellent investment as private residence but also a perfect spot for an accommodation facility or for an agricultural use.







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