



## Podere Il Monte



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 2,196,737.34

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Umbria
Πόλη:	Orvieto
Δημοσιεύθηκε:	02/07/2024
Περιγραφή:	

A private access of 150 meters leads to Podere Il Monte, which from its hilly position dominates the entire surrounding valley, enjoying a spectacular 360 degree panoramic view, one of a kind. The property, thanks to its location, benefits from absolute privacy and tranquility. The historical heritage and architectural tradition of the manor house have been expertly and carefully preserved, integrated with the best of modern comfort and energy performance. The ancient Watch Tower from the 15th century was, in the following centuries, modified and enlarged to become a prestigious residence. Between 2008 and 2014 it underwent the last and most important restoration: the entire load-bearing structure was reinforced and adapted to the latest anti-seismic standards, using high quality natural materials. The underfloor heating system exploits the natural energy of a geothermal system. The walls and roof of the house, perfectly insulated, not only guarantee a low level of CO2 emissions but also significantly reduce energy costs. The property consists of three independent units, with a total of 7 bedrooms and 6 bathrooms. It has a large covered porch, two basements with a game room, a wine cellar and a pizza oven. Inside the property there is an ancient tomb of Etruscan origin which is used as a wine cellar. From the heated and fully automated infinity pool the view reaches as far as the Cathedral of Orvieto. The 4.15 hectare property includes an olive grove (approximately 130 plants), a vineyard, an orchard with approximately 100 plants and a large native variety, a recently planted truffle field and a vegetable garden, all cultivated and cared for organically.

The complete renovation took place between 2008-2014. Between 2008 and 2014 the property underwent the last and most important restoration, in which the entire load-bearing structure was reinforced and adapted to strict anti-seismic regulations using high quality natural materials. Handmade terracotta floors,



wooden beam floors and terracotta tiles, external walls completely in original stone. Top quality wooden window frames and double glazing.

The underfloor cooling and heating system exploits the natural energy of a geothermal system. The walls and roof of the house, perfectly insulated, in addition to guaranteeing a low level of Co2 emissions, significantly reduce the energy costs of the property, which is in energy class A3, both in winter and summer. Inside the property there is a 165 meter deep well which supplies high quality water. There is also a natural spring inside a small cave. Part of the electricity requirement is provided by the installed photovoltaic panels.

Ideal property both as a holiday home and as a permanent residence, given the size and flexibility of the internal spaces of the farmhouse and outbuilding, ancillary rooms and the land. The potential for inclusion in the prestigious short-term rental circuit is interesting, given the location and ease of access.

The estate is located 10 minutes from Orvieto, 1 km from Morrano and 5 km from Ciconia, where all amenities are located. Easily accessible as private access is from the asphalted provincial road. The property is about 10 minutes from the train station and the Orvieto exit of the A1 Florence-Rome motorway. 30 km away are Todi, Bolsena, Città della Pieve, Civita di Bagnoregio and Tuscan villages such as Cetona and San Casciano dei Bagni, with its spa centre. Airports: Perugia 60 KM, Rome and Florence 130 - 150 KM.

Great Estate Group, through the owner's specialist, draws up a due diligence on each property, which allows to perfectly know the urbanistic and cadastral status of the property. The due diligence can be required in case of real interest in the property.

The property is registered in the name of a natural person(s) and the sale will be subject to registration tax according to current regulations (see private purchase costs).

Κατάσταση: Reformed  
Κατασκευάστηκε: 1500

## Κοινά

Μέγεθος αυλής: 42000 τ.μ

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/KPMQ-T1881/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1881/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

---

IMLIX ID:

4556

