



## Il Volo del Tordo



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 1,390,000

### Ubicación

País:	Italia
Estado/Región/Provincia:	Umbría
Ciudad:	Montecchio
Publicado:	29/06/2024
Descripción:	

2 farmhouses with swimming pool and 4.4 hectares of which over 3 hectares of vineyards, 100 olive trees and arable. Court with ample parking and garden with external lighting and fountains. The garden has a beautiful green area with trees of various kinds such as 20 meter high cypresses, oaks, elms, olive trees, prunus maples and some fruits...framing the 2 farmhouses and the swimming pool. There is external lighting, fountains inside the fenced property and 2 wells. Beautiful 12x6 h1.50 swimming pool between the two farmhouses with large solarium, 5x4 gazebo and a basement warehouse of approximately 80 sqm, where there is a technical room for purification. 2 farmhouses currently used as a farmhouse, fenced, with 2 automatic driveway gates and manual gate + video cameras. The area is however protected with a hunting ban. The first farmhouse with restaurant room is approximately 350 sqm + porches for 155 sqm, all renovated with anti-seismic standards in 1994 and is composed of a ground floor with: large dining room with exposed walls, professional kitchen, pantry, 2 bathrooms; on the upper floor there are 6 bedrooms + 6 bathrooms, + 1 semi-habitable attic h.165. The second farmhouse with apartments is approximately 500 sqm completely renovated in 2005 and where on the ground floor we find 3 apartments: 1 three-room apartment with 1 double bedroom and 1 single bedroom, living room with kitchenette and 1 bathroom; 2 apartments with: 1 double bedroom, 1 bathroom, 1 living room with kitchenette. Then we have 3 double bedrooms with private bathroom, one of which is for disabled people + another storage room with service kitchen, pantry and WC. Front porch. Breathtaking panorama with the hilly profile up to Tuscany towards Mount Amiata and Cetona and on the other side Lazio with Montefiascone, the Cimini mountains of Viterbo... beyond the view of the Umbrian valley and Orvieto facing the sunset. Included in the sale Sheet 6, Plot 157 sub 4-5, Plot 187, 189, 216, 155 total 4.4ha. Then you could buy Sheet 3, Plot 1, 2, 5 6 total 12.3ha for €250,000. All this to have a company with over 9



hectares of vineyards of which approximately 3 hectares of Orvieto Classico white grapes and approximately 6 of red, Merlot, Cabernet and Sangiovese grapes + olive grove of 100 plants, a truffle grove in a coppice forest of 5000m<sup>2</sup> and arable land of approximately 6 hectares.

2 farmhouses currently used as such, renovated with anti-seismic standards in 1994 for the first farmhouse and 2005 for the second, with good quality materials and characteristics that make them typical and livable.

All utilities are present and in particular most of the rooms in the second farmhouse have air conditioning and LPG heating. In the first farmhouse there is no air conditioning but there is LPG and a fireplace boiler. Each farmhouse has its own independent gas tank and tank with rainwater reserve and independent water softener with public aqueduct, 2 wells. Electricity with 40 kW used + 8 solar panels for hot water.

The current use and potential of the property is that of an accommodation facility but it could also be a large private residence with two farmhouses where one or more family members or friends can reside. Thanks to the beautiful natural setting with vineyards you can live and immerse yourself in nature to taste its flavours.

The farmhouses are in Umbria and have a beautiful open and sunny location between the countryside of Orvieto and Todi, convenient and easily reachable with a short dirt road of about 400 meters to reach the asphalt. Well-maintained road and passable even for large 60-seater buses (given that the structure works a lot with American and international customers).

The Great Estate group carries out a technical due diligence on each property acquired, through the technician of the selling client, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the customer at the time of a real interest in the property.

Condición: Reformed  
Fabricado: 1994

## **Común**

Tamaño del lote: 44948 m<sup>2</sup>

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web: [http://www.arkadia.com/KPMQ-T1875/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1875/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**



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IMLIX ID:

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