



## Podere Il Giglio



### 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 940,000

### Ubicación

País:	Italia
Estado/Región/Provincia:	Umbría
Ciudad:	Orvieto
Publicado:	16/07/2024

### Descripción:

In the countryside of Orvieto, Podere Il Giglio offers peace and nature, large spaces and versatility. The farmhouse is located in open countryside and can be easily reached via a short stretch of dirt road. Rustic and authentic character, in a splendid natural setting: Podere Il Giglio is a farmhouse from the early 1900's, completely renovated, with breathtaking views of the surrounding countryside. The farmhouse is made up of two independent residential units for a total surface area of approximately 334 commercial square meters, with separate accesses. The property includes a 10x5 meter swimming pool, a warehouse for tools, a shed with a cadastral surface area of 198 sqm finished inside and agricultural land with a total surface area of approximately 46,827 sqm of which approximately 1,900 sqm is the courtyard garden. The ground floor of the farmhouse has 4 rooms, 3 bathrooms, a lounge, a dining room, a kitchen, a bedroom and a guest bathroom. The upper floor is accessible from the outside, via a characteristic bridge, and consists of an independent unit with a large living area, kitchen, 2 bedrooms, 2 bathrooms and a technical room. The property extends over approximately 4.6 hectares of land, equipped with an irrigation well and automatic irrigation system. Also part of the land is an orchard and a beautiful laundrette in production consisting of around 700 plants.

The property is renovated and move-in ready. There are two wood-burning fireplaces and it is possible to install two stoves (wood or pellet). The ceilings have wooden beams and terracotta tiles. On the ground floor the floors are in square terracotta and wood, while on the upper floor they are all in wood. The windows are made of wood and double glass, equipped with screens.

The main utilities are active. Municipal aqueduct and irrigation well; LPG for heating.



Podere Il Giglio is ideally suited to be a main residence, given its proximity to amenities. Also ideal as a second home, to spend quiet moments in total privacy, surrounded by the wonderful Umbrian countryside. Given its characteristics, the property can also be included in the tourist rental circuit.

The property is located just 14 km from the Orvieto A1 exit and the train station, 5 km from Porano and 9 km from the center of Orvieto. Lake Bolsena is about 15 minutes away. Florence can be reached in about 2 hours, Rome is just 1 hour away.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, 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: 1900

### **Común**

Tamaño del lote: 46827 m2

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Información adicional**

URL sitio web: [http://www.arkadia.com/KPMQ-T1886/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1886/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8743

