



## Poggio Faustino

### اطلاعات مشاور املاک

نام: ArKadia

نام شرکت:

کشور: United Kingdom

تلفن ثابت:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### توضیحات آگهی

آگهی برای:

فروش

USD 1,326,953.25

قیمت:

### اطلاعات مکانی

کشور:

Italy

استان:

Umbria

شهر:

Orvieto

تاریخ آگهی:

2024/07/19

توضیحات:

In nature and fresh woods, on a panoramic hill between Orvieto and Monte Peglia; Farmhouse with swimming pool, outbuilding and adjoining warehouse for a large residence or accommodation facility/farm thanks to 46 hectares of land. The property has buildings for a total area of approximately 1,100 sqm where we find a main farmhouse on two levels with a ground floor having large living spaces intended for Agritourism which includes a reception area, bathroom, a living room/restaurant for 40 people, an industrial kitchen, guest bathroom, laundry room and external porch. On the first floor the 175 sqm house with living room, kitchen/dining room, 5 bedrooms, 3 bathrooms and mezzanines. The second farmhouse is an annex, currently intended for guests who have 2 studio apartments with bathroom/shower, kitchenette and small balcony; 4 two-room apartments with bathroom/shower, kitchenette and usable attic + 2 bedrooms with bathroom. The volume of the 415sqm warehouse/stable is interesting with a characteristic rounded ceiling and recently built external walls in classic Orvieto tuff. The property is surrounded by an exclusive courtyard of approximately 5,300 sqm with garden and porphyry floors, where there is a barbecue area and 2 wood-burning ovens, a fenced children's play area and a characteristic amphitheatre. 11x5 rounded swimming pool. Approximately 47 hectares of land which includes: 4 hectares of arable land, 18 hectares of pasture with a fence for pig/sheep breeding, approximately 24 hectares of woodland which constitute not only a buffer to the property but also an interesting natural park with paths and a natural habitat for mushrooms, truffles and game; an olive grove of approximately 330 plants, a vineyard of approximately 2,000 sqm (merlot/pinot), + table grapes/orchard. Interesting to enhance the land for crops or breeding. The panorama surrounding the property is wonderful with the profile of the hills of Umbria, Lazio and Tuscany at sunset. To be restored but lots of potential.



The main farmhouse, dating back to 1700, was renovated in a typical rural style with some current and functional technologies in 2005; stone, wooden beams and terracotta are combined with practical and current materials. In fact, there are ceilings with wooden beams, terracotta, wooden windows and double glazing with screens and wooden doors; easy to clean tiles and monocuts. The annex/warehouse is more recent, and is in classic Orvieto tuff masonry with metal windows, electrical and plumbing system and therefore has the potential to be enhanced and finished. All very interesting even if it needs to be restored.

All utilities are present, LPG heating and well/spring with abundant water. Internet network.

Large private residence, ideal for those who love the peace, silence and rhythms of life in the countryside, where you can discover the treasures of a land rich in history and traditions with the possible accommodation facility/organic farm. Large annex for laboratory, art studio, organic product processing or breeding stable. Interesting to enhance the land for crops or livestock where a feasibility study could develop a profitable project. The panorama surrounding the property is wonderful with the profile of the hills of Umbria, Lazio and Tuscany at sunset.

Between Umbria and Tuscany, farmhouse/agritourism, located on the hill of the municipality of beautiful Orvieto, along the belvedere, which from the cliff leads to Mount Peglia with an asphalted path and only 1 km of white road. Secluded, the property enjoys a privacy of peace and tranquility in the midst of nature. 7 km from the small village of Morrano with some amenities and 15 minutes from the town of Ciconia with all amenities and from the railway and the Orvieto motorway exit, which connects Rome and Florence and their airports in just over an hour. Within a radius of 50-100 km, you can reach the major centers of central Italy such as: Todi, Assisi, Gubbio, S.Casciano dei Bagni, Pienza and Siena.

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.

Sold by a physical person with residential buildings and rural buildings.

Reformed  
1900

وضعیت:  
ساخته:

470030 متر

اطلاعات عمومی  
زیر بنا:

Pool

**Building details**  
Outdoor Amenities:

**Lease terms**  
Date Available:

[http://www.arkadia.com/KPMQ-T1892/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=I](http://www.arkadia.com/KPMQ-T1892/?utm_campaign=multicast&utm_medium=web&utm_source=I)

اطلاعات تکمیلی  
آدرس اینترنتی وب سایت:



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**Contact information**

IMLIX ID:

