



## Lovely renovated farmhouse with pool



### Information de l'agent

Nom:	Susan Brown
Nom de compagnie:	HomesItalia Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (77) 910-33601
Languages:	English, Italian
Site web:	<a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 630,000

#### Location

Pays:	Italie
État/Région/Province:	Latium
Ville:	Castiglione in Teverina
Soumis:	22/01/2025

#### Description:

Situated in the Tiber Valley of Upper Lazio, neighbouring Umbria, this exceptional property occupies a scenic hillside position. Just moments from Orvieto, Lake Bolsena, and Civita di Bagnoregio, this distinguished farmhouse (280 sq.m.) has been masterfully restored across two levels. A charming driveway, flanked by stately cypress trees, medicinal plants, and heritage rose bushes, welcomes you to the estate.

#### The property comprises:

Ground Floor: kitchen, bathroom, laundry room, living / dining room with fireplace, and an outdoor wooden porch, bathroom

First Floor: 4 double bedrooms, one with ensuite, 1 single bedroom, 2 bathrooms, 1 with bath and the other with a shower

#### Outside:



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- \* A swimming pool (6m x 12m) with a pump room and outdoor shower.
  - \* 2 hectares of fenced land with an orchard and a garden equipped with an external irrigation system.
  - \* An olive grove with 137 olive trees.
  - \* A former stable of about 38 sq.m. and a shed for storing agricultural tools.
  - \* Independent heating.

\* This farmhouse represents a unique opportunity for those seeking a residence surrounded by the beauty of the countryside.

### Additional Opportunity:

There is the possibility to purchase approximately 22 hectares of additional wooded and arable land at a negotiable price.

### Features, details and amenities

- \* Swimming pool
- \* Olive Grove
- \* Orchard

\* Swimming pool

\* Olive Grove

\* Orchard

### Commun

Chambres: 5  
Salle de bains: 4

### Utility details

Heating: Oui

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.617.540



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