



## Lovely renovated farmhouse with pool



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Susan Brown   |
| Nome della ditta: | HomesItalia Ltd   |
| Nazione:          | United Kingdom  |
| Experience since: |   |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefono:         | +44 (77) 910-33601  |
| Languages:        | English, Italian  |
| Sito web:         | <a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 630,000 |

### Posizione

|                              |                         |
|------------------------------|-------------------------|
| Nazione:                     | Italia                  |
| Stato / Regione / Provincia: | Latium                  |
| Città:                       | Castiglione in Teverina |
| Publicato:                   | 22/01/2025              |

### Descrizione:

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

### Comune

Camere da letto: 5  
Bagni: 4

### Utility details

Heating: Sì

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.617.540



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