



## Marvellous manor house



### Agent Info

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### Listing details

Property for: Sale

#### Location

Country: Italy  
State/Region/Province: Latium  
City: Castiglione in Teverina  
Posted: Jul 28, 2023

#### Description:

This marvellous property is located at the crossroads of upper Lazio, Umbria and Tuscany, in an area steeped in history and art. It is in the famous Calanchi Park, in front of Civita di Bagnoregio, the 'dying city', 20 km from Orvieto, just one hour from Rome and one and half hours from Florence and is easily reached from the A1 motorway.

Built on the foundations of an ancient Roman watch tower, the main building of this grand property was built in two stages, the first part in 850 a.d. (including the tower) and the second part in the XIIth century.

In the medieval era this building was used as a military post, overlooking the valley. In time it was transformed into a mansion and a small private chapel was added.

Set in a hectare of mature park land (more land may be available separately), an avenue of about 150 m. opens up into a square in front of the manor house (approx. 1,400 sq.m.). The manor has been completely renovated keeping as many of the original features as possible and using carefully sourced materials from the appropriate era.

On the ground floor there is a large entrance hall, two winter garden rooms, a large double reception, a guest powder room, a TV room, a double dining room, a kitchen and a larder. There is also a small wine



cellar where original medieval urns are still visible and two small storerooms. A space has also been created for a lift which will go up to the third floor.

The second floor has four double bedrooms each one with its own ensuite bathroom. A reception room, a library, a small laundry room and two terraces.

The third floor has a large reception room being used as a study, three further double bedrooms with ensuite bathrooms, two store rooms, a billiard room, a small sitting area, and in the tower a reception room with a splendid view over the valley. From this room going up the antique stone stairway a mezzanine is reached and a terrace looking over the grounds and the valley.

Around the manor are two terraces totalling approximately 250 sq.m.

The manor house has 6 GPL boilers, two for each floor, for heating along with 2 antique wood burners in terracotta and 6 antique fireplaces. All the doors in the home are antique as are the wooden ceilings and terracotta ceiling tiles. Fitted wardrobes have been made using original sixteenth and seventeenth century cupboards.

The floor covering of the ground floor is nearly all basaltine stone, except for the TV room, the larder and bathroom which are in terracotta and one of the winter garden room's which is in cobble stones. The second floor, which also has the master bedroom, has antique parquet floors with the bathroom floors in stone. The third floor and the tower has a mixture of the above-mentioned floorings.

Our mission is to assist you in every way possible, making it a pleasure to buy your Italian property. Our team includes lawyers, surveyors and other professionals who can support you throughout your purchase, along with English staff who live in Italy and who have had experience in purchasing property in the country. We also have a circle of skilled local craftsmen, whose expertise will be invaluable to help make any minor renovations to the property once you have bought it.

If you are buying this property as a second home / investment property we can manage your property and advertise it through our British partner HomesItalia Holidays ([www.homesitaliaholidays.com](http://www.homesitaliaholidays.com)).

#### Features, details and amenities

- \* character property
- \* huge potential
- \* gardens
- \* spacious
- \* views
  
- \* character property
- \* spacious
  
- \* huge potential
- \* views



\* gardens

## Common

Bedrooms: 7  
Bathrooms: 8

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.689.830

