



## Podere Poggio al Tramonto



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,747,155.12

### Location

Country: Italy  
State/Region/Province: Umbria  
City: Guardea  
Posted: Jul 02, 2024

### Description:

Beautiful renovated farmhouse which enjoys a 360° view of the surrounding countryside, and is in a dominant position with respect to the WWF Oasis of Alviano, an area of great natural landscape interest. The farmhouse has a surface area of approximately 435 sqm on two floors, with magnificent porches overlooking the valley. The annex of approximately 103 sqm is overlooking the main building connected by a beautiful wooden pergola. The property includes a beautiful swimming pool located in the most panoramic point and a tennis court with regulation dimensions and synthetic surface. Everything is surrounded by approximately 1.7 hectares of land completely fenced-in. 10,000 sqm were used as the farmhouse park, entirely automatically irrigated and illuminated. The remaining land is arable land with olive trees, fruit trees and tall trees. The main farmhouse internally consists on the ground floor of: entrance/living room, large living room with fireplace, window overlooking the garden and access to the 61 sqm porch which constitutes another fantastic outdoor living area, kitchen, dining room with fireplace, another living room with fireplace, passage room, double bedroom, bathroom with shower and wardrobe. On the first floor, which is accessed both via an internal staircase and an external staircase that ends with a lovely loggia, we have four double bedrooms with four ensuite bathrooms and two hallway areas: two bedrooms have wardrobes, one of the bedrooms has a internal fireplace. Another wooden porch connects the main farmhouse to the annex, which is therefore an extension of the main structure. Internally the annex consists of two double bedrooms with bathroom, laundry area, warehouse, hallway and technical room. In total a surface area for the buildings of approximately 477 sqm in addition to the 61 sqm porch.

The farmhouse was completely renovated in 2001 and modernized in 2020. The ceilings are made of wooden beams and terracotta bricks. The floors of the main farmhouse are in handmade terracotta from



Castel Viscardo while in the annex they are in single-fired tiles. The roof is made of plastered concrete brick, insulated (7 cm thick) and waterproofed, and is covered in old tiles with copper gutters and descenders. The windows are all made of wood with double glazing with external doors.

The property includes all the main utilities: water, electricity, heating, telephone line, ADSL Internet line. From a water point of view, the property is supplied via the municipal aqueduct and an artesian well, there is also a 10 MC storage tank and a water softening system. The heating is LPG managed with two separate boilers, one for the main house (radiators and domestic water) while the annex has another boiler. The entire park is equipped with an automatic irrigation system.

The property lends itself very well to being either a first home given the large spaces and proximity to the town, excellent for an important family unit, or as a second home given the short distance from Rome and the excellent profitability as the property is located in the tourist rental circuit.

The property is located just 18 km from the city of Orvieto, about 4 km from the town of Guardea, an ancient historic center of medieval origin. Located a few kilometers from the Orvieto A1 motorway (about 18 km). All the most important historic centers are nearby and easily reachable, Orvieto is 18 km away, Todi just over 30, Viterbo with its famous spa is just over 40 km away. A natural beauty of immense value such as the WWF oasis of Lake Alviano is only 3 km away.

## Regular

The property is registered in the name of natural persons for whom the sale is subject to tax.

Condition: Reformed  
Built: 1800

## Common

Lot Size: 17160 sq m

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/KPMQ-T1880/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1880/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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