



## Domus Estia

### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 520,752.9

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Umbria
Πόλη:	Orvieto
Δημοσιεύθηκε:	08/10/2025
Περιγραφή:	

Domus Estia is a distinguished residence located on the mezzanine floor of a 17th-century palazzo, whose entrance hall features a magnificent 17th-century fountain adorned with the effigies of a rooster and a lion. This historic building once housed the Order of the Knights of Malta, later the Giovannipoli order, and ultimately was the home of architect Zampi, who oversaw the restoration of the Palazzo del Capitano del Popolo, one of the city's most beautiful and admired monuments. Adjacent to the fountain is a convenient and accessible storage room that is part of the property. Ascending a few steps leads to the entrance door, and from there, a staircase made of local stone grants access to two apartments. Approximately halfway up the stairs, there is a bathroom with a shower and, next to it, a laundry area. The property covers a total commercial area of approximately 172 sqm, with the two apartments currently independent but capable of being merged if desired. The smaller apartment offers about 45 sqm of usable space, while the larger one measures approximately 55 sqm net. The smaller apartment is laid out on a single level and features a spacious living room with a modern and functional high-end kitchen, a large master bedroom, and an en suite bathroom that also connects to the living area. The larger apartment, also on the same level, comprises a generous open-plan living space with a relaxation area and a fully equipped modern kitchen, two bedrooms (one master and one double), and a bathroom finished with high-quality materials, complete with a shower.

The property was completely and meticulously renovated in 2019 using high-quality materials and finishes. The floors feature hexagonal terracotta tiles, the kitchens are of excellent quality, as are the bathroom finishes and the many carefully crafted details. The windows are made of chestnut wood with double glazing and mosquito screens, and the entrance door is armored. Both apartments are equipped



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with underfloor heating and air conditioning.

All main utilities are connected and operational. Municipal water supply, methane gas, and internet are connected and fully functional.

The property is suitable for multiple uses. It can serve as a primary residence, with the option to combine the other unit, or it can be an attractive investment for the holiday rental market. Alternatively, it offers the possibility to live in it while simultaneously generating rental income.

Domus Estia is located in the historic center of Orvieto, near one of the city's main squares and adjacent to the main street. The A1 highway tollbooth is approximately 5 km from the historic center, as is the train station, accessible via funicular. The city is rich in services and cultural activities throughout the year. Thanks to its proximity to Rome (about 1 hour) and Florence (about 2 hours), Orvieto is an ideal place to live and serves as a perfect base to explore the stunning surrounding territory.

The Great Estate group conducts, through the seller's technician, a technical due diligence on every acquired property, allowing us to thoroughly understand the urban and cadastral status of each estate. This due diligence can be requested by the client at the time of genuine interest in the property.

Κατάσταση:	Reformed
Κατασκευάστηκε:	1800

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:	<a href="http://www.arkadia.com/KPMQ-T2310/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/KPMQ-T2310/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	9820
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