



## AZ326 - Farm with two farmhouses, stables, barn and 84 hectares of land in the nature reserve



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 880,116.07

### Location

Pays:	Italie
État/Région/Province:	Latium
Ville:	Acquapendente
Soumis:	28/08/2024

### Description:

Acquapendente (VT), within the nature reserve of Monte Rufeno, is an agricultural and agritourism company featuring two farmhouses, stables, a barn, and approximately 84 hectares of land divided as follows:

- About 30 hectares of arable land located on a hillside suitable for all types of cultivation;
- About 27 hectares of pasture;
- About 1 hectare of quality vineyard with Sangiovese, Merlot, Malvasia, Chardonnay, Ciliegiolo, and Aleatico grapes;
- About 16 hectares of woodland and 7 hectares of reforestation.
- Agritourism farmhouse on two levels of approximately 500 sqm, divided into seven apartments and a common room with kitchen and bathroom. Four apartments consist of a living room with kitchenette on the ground floor and a bedroom with bathroom on the first floor. Three apartments are composed of a living room with kitchenette on the ground floor and two bedrooms and a bathroom on the first floor.
- A farmhouse of approximately 200 sqm to be renovated, with a well and a storage tank.
- A stable of about 300 sqm for cattle and a stable of about 100 sqm for pigs.
- A barn of about 300 sqm.

The property includes 3 hectares of olive grove in production with quality Frantoio and Leccino varieties, with about 670 plants, partly planted in 2020. It also includes a fenced area of land for free-range livestock with shelters and water troughs.

Hilly location with stunning panoramic views.



## Commun

Chambres: 10  
Salle de bains: 7  
Pied carré fini: 1400 m<sup>2</sup>

## Room details

Total rooms: 17

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/CEAS-T1433/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T1433/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: az326

