



## La Marzolina



### 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 456,414.8

#### Location

Pays:	Italie
État/Région/Province:	Latium
Ville:	Castiglione in Teverina
Soumis:	09/03/2026

#### Description:

Accessed via a white gravel road offering breathtaking vistas, you then find yourself immersed in unspoiled countryside: welcome to La Marzolina, an ancient residence set in a commanding position overlooking the valley and surrounded by a garden with panoramic views. The property extends over 191 square meters across two levels. Upon entering on the ground floor, there is a spacious living area and, adjacent to it, a sitting room with fireplace; on the opposite side opens the kitchen, which overlooks a portico where you can enjoy magnificent views and dine al fresco. Next to this area is also the barbecue zone. On the same floor there is a hallway, a bathroom with bathtub, and a double bedroom, also overlooking the portico. The first floor can be reached either via the internal staircase or through an independent external entrance. This level features a charming living room with a stone fireplace, a double bedroom with en suite bathroom, a bathroom with shower, and alongside it another double bedroom. The property is completed by a technical room and approximately 2.7 hectares of land (additional land is available upon request). The furnishings, consisting of restored original country pieces, are included.

The property, originally dating back to the late 1800s, was renovated in 2000 in full respect of its authentic features. From the antique terracotta flooring to the wooden beams and the bamini with stone frames, every detail tells the story of the farmhouse and enhances its enchanting character. The garden surrounding the house is fenced, illuminated, and equipped with a hedge irrigation system. Metal window frames with double glazing and mosquito screens.

The main utilities are connected and fully operational. The water supply is guaranteed by the municipal aqueduct. The heating system is powered by LPG.



A place for the soul, dedicated to those seeking tranquility and a connection with nature, La Marzolina is ideal as a weekend retreat or a summer residence, as well as for inclusion in the tourist rental market.

La Marzolina is located on the border between Lazio and Umbria, approximately 6 km from Castiglione in Teverina (VT), where restaurants and main services are available. The A1 motorway exit of Orvieto is only 12 km away, as is the railway station. From the property, the main tourist destinations, such as Lake Bolsena and Civita di Bagnoregio, are easily reachable. It is also possible to explore mountain bike trails or discover local wines at the nearby wineries.

For each acquired property, the Great Estate group carries out, through the seller's appointed technician, a technical due diligence that allows for an in-depth understanding of the urban planning and cadastral status of each property. This due diligence may be requested by the client once a genuine interest in the property has been expressed.

Condition: Reformed  
Année: 1800

### Commun

Dimesions du lot: 27241 m<sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2472/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2472/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 10233

