



## Renovated farmhouse with magnificent views



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | Susan Brown   |
| Cégnév:              | HomesItalia Ltd   |
| Ország:              | United Kingdom  |
| Experience since:    |   |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments, Houses  |
| Telefon:             | +44 (77) 910-33601  |
| Languages:           | English, Italian  |
| Weboldal:            | <a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a> |

### Hirdetés részletei

|           |             |
|-----------|-------------|
| Ingatlan: | Eladó       |
| Ár:       | EUR 359,000 |

#### Elhelyezkedés

|                        |                     |
|------------------------|---------------------|
| Ország:                | Italy               |
| Állam/Régió/Tartomány: | Latium              |
| Város:                 | Civitella d'Agliano |
| Feladta:               | 2025. 03. 18.       |
| Leírás:                |                     |

This charming property, renovated in 2023, comprises a two-storey farmhouse (approximately 200 sq.m.) and 6,000 sq.m. of grounds. The house showcases traditional elements including exposed timber beams, terracotta tiles, and a period fireplace in the sitting room. A stunning panoramic terrace offers breathtaking views across Civita di Bagnoregio and the Calanchi valley, whilst being merely 2 km from San Michele in Teverina village.

The property comprises:

Ground floor: large sitting room, dining room, generous kitchen with pantry, study, and shower room.

First floor: master bedroom featuring stone fireplace and ensuite bathroom, second double bedroom with ensuite, third double bedroom, and family bathroom with tub.

The property includes two traditional cellars and covered parking.

Location



## Distances

### Cities/Towns/Villages

Castiglione in Teverina 7 km  
Bagnoregio 13 km  
Montefiascone 22 km  
Orvieto 29 km  
Viterbo 30 km  
Perugia 82 km  
Rome 107 km  
Florence 183 km

### Airports

Perugia 83 km  
Rome 130 km

### Sea

Tarquinia Lido 82 Km  
Marina di Pescia Romana 85 km

### Lake

Bolsena 25 km

### Roads

A1 motorway, Attigliano exit 19 km

Region: Latium

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Lazio: Civitella D'Agliano

Just off the Teverina road, nestled amidst enchanting woods and picturesque vineyards, lies a hidden gem of a village, Civitella D'Agliano. With its narrow streets, charming houses, and small loggias, its medieval origins are evident in every corner of the village.

As you wander through its streets, you'll encounter ancient stone buildings adorned with intricate architectural details. The village square is home to a charming church that stands as a testament to the rich cultural heritage of the area.



Perched atop the clay tongues and sandy terrain of the Valle dei Calanchi, this tranquil village offers a haven of silence, vibrant floral colours, and the nostalgic aromas of ancient recipes. It's a place where children still play hide and seek in the alleys, and elderly women gather outside their houses on warm summer evenings for a leisurely chat.

No wonder Civitella D'Agliano has become a muse for artists, attracting painters, sculptors, and filmmakers from all corners of the globe who showcase their works in its beautiful squares during the summer season.

Civitella D'Agliano is a hidden treasure, waiting to be discovered. Whether you're an art lover, a history enthusiast, or simply seeking a peaceful retreat, this medieval village offers an enchanting escape from the hustle and bustle of modern life. Immerse yourself in its timeless beauty, savour the flavours of tradition, and let Civitella D'Agliano weave its magic around you.

Places of interest:

- \* Bomarzo, Parco dei Mostri (Park of the Monsters) 20 km
- \* Viterbo, Terme dei Papi (thermal spa) 33 km
- \* Orte, Terme di Orte (thermal spa) 34 km
- \* Bagnoregio, Civita di Bagnoregio (The dying city) 14 km
- \* Celleno, Il borgo fantasma (The ghost village) 14 km
- \* Sant'Angelo, Il paese delle fiabe (The village of fairy tales) 6 km

## Gyakori

|              |   |
|--------------|---|
| Hálószobák:  | 3 |
| Fürdőszobák: | 4 |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.726.309

