



## Magnificent Historic Estate at the Crossroads of Lazio, Umbria and Tuscany



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 2,900,000

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Latium
Città:	Civitella d'Agliano
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### Descrizione:

This exceptional property lies at the meeting point of northern Lazio, Umbria, and Tuscany — an area steeped in history, culture, and natural beauty. It is set within the famous Parco dei Calanchi, known for its dramatic landscapes and timeless charm. The estate includes a beautifully renovated manor house (approx. 1,200 sq.m.) approximately 15 hectares of land with olive trees, plus a 500 sq.m. building and outbuildings needing renovation.

Originally built in the Middle Ages as a military outpost controlling the valley, the estate was later transformed into a noble residence. Over time, a small private chapel was added, along with a spacious annex of approximately 500 sq.m. (to renovate), divided into apartments for workers, and complemented by old stables and storage spaces of around 150 sq.m.

The main building stands on the foundations of an ancient Roman watchtower. It was constructed in two stages — the first, including the tower itself, around 850 AD, and the second in the 12th century. During the medieval period, it served as a military garrison overlooking the valley, before evolving into an elegant manor house.



The property is reached via a charming driveway that winds through a park filled with centuries-old trees and a variety of mature plants. At the end of the drive, a large courtyard opens before the main residence which is approx. 1,200 sq.m. The manor has been completely restored, preserving as many original features as possible and using carefully selected period materials to maintain its authentic character.

On the ground floor, a grand entrance hall leads to two bright conservatories, a spacious double reception room, a guest bathroom, a cosy TV room, a double dining room, a kitchen, and a pantry. There is also a small wine cellar where the original medieval urns are still visible, as well as two storage rooms. Space has also been prepared for an elevator that can serve all floors up to the third level.

The first floor offers four double bedrooms, each with its own en-suite bathroom, a welcoming reception room, a library, a small laundry room, and two panoramic terraces.

The second floor features a large study, three additional double bedrooms with private bathrooms, two storerooms, a billiard room, a small sitting room, and, within the tower, an impressive reception room with stunning views over the valley. From this tower room, an ancient stone staircase leads to a mezzanine and a panoramic terrace overlooking the park and surrounding countryside.

Outside, two large terraces — about 250 sq.m. in total — provide ideal spaces for entertaining and relaxation.

The manor is equipped with six LPG boilers (two per floor) for heating, along with two antique terracotta wood-burning stoves and six historic fireplaces.

All doors are original antiques, as are the wooden beamed ceilings and traditional terracotta floor tiles. Built-in wardrobes have been crafted from genuine 16th- and 17th-century cabinetry.

Flooring on the ground level is mainly basalt stone, except for the TV room, pantry, and bathroom, which feature terracotta tiles, and one of the conservatories, which is paved in cobblestone.

The second floor, including the master bedroom, showcases antique parquet, while the bathrooms are finished in stone.

The third floor and tower display an elegant mix of these traditional materials, enhancing the manor's timeless atmosphere.

An above ground swimming pool has recently been installed.

The information and floor plans provided are set out for guidance only and do not constitute contractual elements.

Features, details and amenities

\* character property

\* huge potential



- \* gardens
- \* spacious
- \* views

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### Comune

Camere da letto: 7  
Bagni: 8

### Utility details

Heating: Si

### Building details

Building Amenities: Elevator  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

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