



## Lovely renovated farmhouse with pool



### Agent Info

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Experience since:	
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Specialties:	
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Languages:	English, Italian
Website:	<a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 630,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Latium
Plaats:	Castiglione in Teverina
Geplaatst:	28-05-2025

### Omschrijving:

Situated in the Tiber Valley of Upper Lazio, neighbouring Umbria, this exceptional property occupies a scenic hillside position. Just moments from Orvieto, Lake Bolsena, and Civita di Bagnoregio, this distinguished farmhouse (280 sq.m.) has been masterfully restored across two levels. A charming driveway, flanked by stately cypress trees, medicinal plants, and heritage rose bushes, welcomes you to the estate.

The property comprises:

Ground Floor: kitchen, bathroom, laundry room, living / dining room with fireplace, and an outdoor wooden porch, bathroom

First Floor: 4 double bedrooms, one with ensuite, 1 single bedroom, 2 bathrooms, 1 with bath and the other with a shower

Outside:

\* A swimming pool (6m x 12m) with a pump room and outdoor shower.

\* 2 hectares of fenced land with an orchard and a garden equipped with an external irrigation system.



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- \* An olive grove with 137 olive trees.
  - \* A former stable of about 38 sq.m. and a shed for storing agricultural tools.
  - \* Independent heating.
- \* This farmhouse represents a unique opportunity for those seeking a residence surrounded by the beauty of the countryside.

## Additional Opportunity:

There is the possibility to purchase approximately 22 hectares of additional wooded and arable land at a negotiable price.

## Features, details and amenities

- \* Swimming pool
  - \* Olive Grove
  - \* Orchard
- \* Swimming pool
- \* Olive Grove
- \* Orchard

## Algemeen

Slaapkamers:	5
Badkamers:	4

## Utility details

Heating:	Ja
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.979.885
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# IMLIX

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