



## Tenuta I Poggi del Tartufolo



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,403,447.73

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	San Venanzo
Geplaatst:	06-05-2025

### Omschrijving:

Large property including a farmhouse, outbuildings, annexes, a swimming pool, and 121 hectares of land. The estate "Tenuta i Poggi del Tartufolo" is a large property in the heart of Umbria, located in the area bordering the nature reserve 'Bio Sfera del Monte Peglia', a UNESCO heritage site located in central Italy, at the confluence of the River Tiber and the River Paglia from which Monte Peglia emerges. The property is currently a hospitality business with a farm (agritourism) but could also be transformed into a large residence to host family and friends. The main farmhouse is built in traditional stone – it is renovated, ready to move in and offers a living area of over 300 sqm. It is composed of 3 independent residential units that are divided as follows: 1) Master apartment (210 sqm) – On the ground floor there are a kitchen, a living room with fireplace, a large lounge (40 sqm), a bathroom, a cellar, an oven and large porch (85 sqm), a very characteristic and panoramic feature. On the first floor there are 2 comfortable bedrooms and a bathroom. 2) Guest apartment (56 sqm) with a living room and kitchenette, a double bedroom, and a bathroom. 3) Guest apartment (63 sqm) with a living room and kitchenette, a double bedroom, and a bathroom. Furthermore, there is a 70-sqm outbuilding which is composed of a living room with fireplace, a kitchen, a double bedroom, and a bathroom + a cellar (18 sqm) and a garage (50 sqm). There is also a garden courtyard with beautiful plants and flowers, some fruit trees and with a beautiful, fenced swimming pool. The property also includes a barn (80 sqm) and another building for agricultural use with a large shed-warehouse (260 sqm). The estate includes a generous land plot with hills and flat areas of a total of 121 hectares divided as follows: 55 hectares of farmland, 10 hectares of pasture, 4 hectares of olive groves with about 1.300 productive olive trees, and 51 hectares of forest for mushrooms and the prized truffles (rotation cutting). The area is rich in water thanks to springs and streams; therefore, the land is fresh and productive. The beautiful nature and the panoramic views surrounding the property create an oasis in nature. A unique opportunity to work and live in harmony



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with the surrounding environment. The property is sold furnished. There is the possibility of buying the property with just parts of the land, please ask your agent for further information.

The main farmhouse and the outbuildings are renovated, ready to move in – with stone walls, beams, and terracotta but also practical smooth ceilings and single-fired floors that are easy to clean. Currently the single apartments are separated but they can be grouped together for a larger home. There is the possibility for improvements and adjustments to make the property even more interesting. Regarding the land, there are specialised experts for potential start-ups or management.

All utilities are available: electricity, 3 boilers powered by LPG tank for heating and well above the farmhouse for water system that feeds a cistern at the entrance to the property. There is the possibility for adjustments with the installation of new innovative systems, such as solar panels, photovoltaic panels etc.

This property represents an interesting opportunity as a business, a vacation home, or an accommodation facility. The land (more than 120 ha) includes vineyards, olive groves, and woods, allowing for sustainable development in contact with nature. The prominent level of privacy, together with the swimming pool, makes this home perfect for days of relaxation. Its historicity, although with a discreet historical value, contributes to its unique charm. Strategically located in an area of interest, close to Todi, the property guarantees access to essential services and tourist attractions.

The property is located in the open countryside and can be reached via a dirt road in excellent condition (approx. 2 km). The services and amenities of the village of San Venanzo are 10 minutes away. Marsciano is 15 km away. Orvieto and Todi are 30 minutes away. Perugia is 45 minutes away (airport). Well connected to the train station and motorway. The scenery of this territory features the history of the neighbouring villages, such as the nearby town of San Venanzo with its volcanological park; the historic city of Orvieto which with the UNESCO MAB Project has enhanced these naturalistic and uncontaminated areas of the territory. Orvieto, capital of a "slow lifestyle"

For each property offered, the Great Estate group conducts – via the seller's technician – a technical due diligence. This allows us to know in detail the urbanistic planning and cadastral circumstances of each property. This due diligence may be requested by the client at the time of a real interest in the property.

The property is sold by a company. The land is currently leased until 12/31/2026.

Conditie: Reformed  
Gebouwd: 1900

### **Algemeen**

Lot Afmeting: 1209112 m<sup>2</sup>

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:



## **Additionele informatie**

Website URL:

[http://www.arkadia.com/KPMQ-T1987/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1987/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact informatie**

IMLIX ID:

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