



## Villa La Morra



### 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 1,150,024.92

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Porano
Geplaatst:	16-05-2025
Omschrijving:	

Built in the 1920s on a structure dating back to the 1500s, Villa La Morra is a noble residence rich in rooms and charm, particularly bright and with ample space for customization. The property consists of the villa, several annexes, and land of about 9 hectares. The villa offers views of Orvieto and spans 270 square meters per floor for a total of 540 square meters, also featuring some beautiful grottoes. There is also a warehouse, formerly used as a barn, arranged over two levels and very characteristic, along with an independent two-story house located a short distance from the main villa. The views from both the villa and the house are particularly stunning, both on the side overlooking the open countryside and especially on the side facing Orvieto, where you can even see the Cathedral.

The villa is in excellent condition. The renovation, which included the roof, was completed about 20 years ago. Inside, there are antique doors and frescoes that depict the symbols of the owning family.

The main utilities are connected and operational. The property is served both by the municipal water supply and by a shared well. Heating is provided by LPG. There are also some wood-burning fireplaces present.

Representative residence with ample spaces and high potential, Villa La Morra offers various options and possibilities. There is the option to build a swimming pool on the land adjacent to the property. Additionally, there is the possibility of further expanding the buildings. The property can become a potential investment for high-end rental opportunities.

Villa La Morra is located in a particularly strategic and panoramic position, about 7 km from Orvieto and



10 km from both the A1 motorway exit and the train station. Approximately 3 km away, there is a charming village with various services. In about 20 minutes, one can reach the beautiful Lake Bolsena and Civita di Bagnoregio, the "Dying Town." It's an ideal location, in the countryside yet close to amenities and restaurants, easily accessible while still offering privacy due to the large surrounding land.

The Great Estate group conducts a technical due diligence on each acquired property through the client's selling technician, allowing us to thoroughly understand the urban planning and cadastral status of each property. This due diligence can be requested by the client when there is genuine interest in the property.

Conditie: Reformed  
Gebouwd: 1800

## **Algemeen**

Lot Afmeting: 93610 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T2139/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2139/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 9383

