



## Oasis in Umbria

### Agent Info

Name: Edward Crompton  
Company: Realpoint Property Ltd  
Name:  
Country: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website:

### Listing details

Property for: Sale  
Price: USD 293,516.37

### Location

Country: Italy  
State/Region/Province: Umbria  
Posted: Nov 08, 2020

#### Description:

Country house, with wonderful panoramic views and spectacular sunsets, located in a residential area in the Umbrian hills, 15 minutes from Terni. 100kms East of Rome.

The house is independently located in the centre of the property and it comprises:

An apartment on one floor with a total surface of 115 sq.mts. with 3 double bedrooms.

A superb 60 sq mt terrace can be accessed from the lounge and main bedroom; it is partly covered and it is ideal for entertaining guests or simply for relaxing in the sun throughout the year

Downstairs apartment (partly below ground level taverna type lay-out) of 125 sq.mts is currently divided



into 2 halves for utilization as 2 separate apartments or it can also be easily converted into 1 big apartment.

This area opens onto a very large portico situated under the main terrace of the floor above, sharing the same wonderful views;

A recently constructed extension is in the advanced stages of completion (the remaining work consists electrics, plumbing, tiling and fixtures and fittings. The upper floor is over 50sq mts with a 20 sq. mt. terrace. This part of the used can be finished as an extension of the existing apartment area, or as a 4th separate flat.

Downstairs is a 65 sq.mt garage/storage area.

There is the possibility to double the size of the current extension.

Detached from the main house is a garage/storage area (25 sq. mts) that can be used either as a storage area or adapted as a kitchen making use of the water facilities and chimney vent.

The land surrounding the house area is 6000 sq.mts. At least one half is dedicated mainly to olive trees (about 80 trees producing 100% biological good quality extra-virgin oil). There are also some fruit trees. The other half of the land is partly characterized by typical Mediterranean style pine and fir trees.

There is plenty of garden area, also to have a swimming pool.

The whole property is properly fenced and has 2 entrances, in order to have independent access to the 2 sides of the house



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The location of the property (500 metres altitude) provides a very good quality of the air all year round with pleasant temperatures in the summer and opportunities to catch the winter sun.

You can observe wildlife, such as many species of birds and, from April till the end of June, there are spectacular shows of hundreds of fireflies glowing in the fields from dusk throughout the night.

Just over 1 hour away from Rome, the property is close to the Marmore Waterfall (5Kms) located in the Valnerina, a valley set in a beautiful part of Umbria, yet still hidden to the common tourists, but not less attractive, with characteristic medieval villages on its hills.

Day trips to local destinations include several pretty surrounding towns like Narni, Orvieto, Spoleto, Todi. Deruta, Assisi, Gubbio, Perugia, etc.

The house is easily accessible to people on wheelchair or with difficulties going up the stairs.

## Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	355 sq m
Lot Size:	6000 sq m

## Building details

Number of Floors:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.691.442

