



## AZ326 - Farm with two farmhouses, stables, barn and 84 hectares of land in the nature reserve



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 880,116.07

### Location

Country: Italy  
 State/Region/Province: Latium  
 City: Acquapendente  
 Posted: Aug 28, 2024

### Description:

Acquapendente (VT), within the nature reserve of Monte Rufeno, is an agricultural and agritourism company featuring two farmhouses, stables, a barn, and approximately 84 hectares of land divided as follows:

- About 30 hectares of arable land located on a hillside suitable for all types of cultivation;
- About 27 hectares of pasture;
- About 1 hectare of quality vineyard with Sangiovese, Merlot, Malvasia, Chardonnay, Ciliegiolo, and Aleatico grapes;
- About 16 hectares of woodland and 7 hectares of reforestation.
- Agritourism farmhouse on two levels of approximately 500 sqm, divided into seven apartments and a common room with kitchen and bathroom. Four apartments consist of a living room with kitchenette on the ground floor and a bedroom with bathroom on the first floor. Three apartments are composed of a living room with kitchenette on the ground floor and two bedrooms and a bathroom on the first floor.
- A farmhouse of approximately 200 sqm to be renovated, with a well and a storage tank.
- A stable of about 300 sqm for cattle and a stable of about 100 sqm for pigs.
- A barn of about 300 sqm.

The property includes 3 hectares of olive grove in production with quality Frantoio and Leccino varieties, with about 670 plants, partly planted in 2020. It also includes a fenced area of land for free-range livestock with shelters and water troughs.

Hilly location with stunning panoramic views.



## **Common**

Bedrooms: 10  
Bathrooms: 7  
Finished sq. ft.: 1400 sq m

## **Room details**

Total rooms: 17

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/CEAS-T1433/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T1433/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: az326

