



Villa Valle dOrza



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 648,652.52

Location

Country: Italy
State/Region/Province: Umbria
City: Narni
Posted: Apr 09, 2026

Description:

Privacy, panoramic views and authenticity welcome you to this 19th-century farmhouse nestled in the hills of Narni, Umbria. Villa Valle d'Orza is a country house restored in 2016 with contemporary criteria and traditional materials, surrounded by 2,065 sqm of garden and complemented by an infinity pool with open views over the countryside. The farmhouse is reached via an asphalt road; the entrance is independent and the hillside setting ensures privacy and excellent air quality. The center of Narni is approximately 5 km away, the railway station about 5 km, while Orte is around 20 km away with fast connections to Rome. In less than an hour you can reach Todi, Orvieto, Assisi, Perugia and Lake Piediluco; Rome and Fiumicino International Airport are about 100 km away. Outside, the infinity pool overlooks the rolling hills with south-east/south-west exposure, offering natural light for most of the day. The garden unfolds around the house with level areas dedicated to convivial gatherings and relaxation. Adjacent to the main building there is a ruin of approximately 100 sqm on a single level, ideal for a guest annex or atelier project. The main farmhouse measures about 360 sqm over three levels. On the ground floor, a spacious portico leads into the living area: a kitchen with central island and custom-made furnishings, dining room and living room with stone fireplace; the study with fireplace creates an intimate space for work or reading. Completing this level are a bathroom with sauna, laundry room, storage room and technical room. Terracotta floors, exposed beam ceilings and refined finishes enhance the historic character of the building. The first floor, also accessible via an external staircase with independent entrance, hosts a second living room with fireplace, three bedrooms and two bathrooms. The windows frame the hilly landscape and provide constant brightness to the interiors. The internal layout is functional and fluid, suitable both for private living and hospitality. The systems, renovated during the restoration, include independent LPG heating with underground tank, air conditioning, updated electrical system,



alarm system, rainwater collection tank and wastewater disposal through a soakaway system. The load-bearing structures have undergone consolidation works, ensuring solidity and comfort. This property is ideal as a private countryside residence, a home for multiple families thanks to the dual access, or as a charming hospitality structure, bed & breakfast or holiday home in Umbria. Here you will find a balance between history and functionality, between silence and quick connections, with a panorama that accompanies every moment of the day.

Ancient 19th-century farmhouse fully renovated in 2016 with proper permits. Premium materials were used throughout the renovation to ensure a high standard of living and every modern comfort.

The property is already served by all utilities including water, electricity, and gas. LPG heating system with underground tank. Wastewater disposal is ensured through a dispersion septic system. Rainwater collection cistern, alarm system, air conditioning.

This property is ideally suited as a private country residence, a home for multiple families thanks to its dual access, or as a charming hospitality venue, bed & breakfast or holiday home in Umbria. Here you will find a perfect balance between history and functionality, between tranquility and convenient connections, with a panorama that enhances every moment of the day.

The farmhouse is located a few kilometers from Schifanoia in the municipality of Narni and from Otricoli in the province of Terni. Within less than an hour by car, many renowned tourist destinations can be reached, such as Todi, Orvieto, Perugia, Assisi, Norcia, Viterbo, Tuscania, Tarquinia, Cerveteri and Rome. From the Orte railway station, approximately 20 Km away, and from Narni station, about 5 Km away, Rome can be reached in 35 minutes. The international airports of Perugia and Rome Fiumicino are approximately 100km away.

Great Estate Group, through the owner's specialist, draws up a due diligence on each property, which allows to perfectly know the urbanistic and cadastral situation of every property. The due diligence can be required in case of real interest in the property.

The entire property is currently registered to a private individual, and the sale is subject to registration tax calculated on the cadastral value of the property, equal to 9% in the case of a second home purchase or 2% if acquired as a primary residence with first home tax benefits, with the obligation to transfer residency to the property. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Condition: Reformed
Built: 1800

Common

Lot Size: 2065 sq m

Building details

Outdoor Amenities: Pool

Lease terms



Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T2528/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 10407

