

## Il Viale dei Tigli

### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 690,473.68

### Localização

Country:	Itália
State/Region/Province:	Úmbria
Cidade:	Montegabbione
Adicionado:	03/09/2025

#### Informação adicional:

A beautiful avenue lined with fragrant lime trees leads to an interesting farmhouse with a dependance and outbuildings requiring renovation, offering panoramic views and great potential. The property consists of two residential units and three auxiliary units located atop a hill with 360° stunning vistas. The estate includes 36 hectares of land featuring olive groves, arable fields, and woodland. The main farmhouse, in need of restoration, features an apartment spread over two levels (connected by an internal staircase) comprising: a large and characterful L-shaped living room with a central fireplace and vaulted ceilings, a study/bedroom, a spacious kitchen, a hallway, one bathroom, a bedroom, and a generous porch on the ground floor. Ascending the staircase, one reaches the first floor which offers a wide sleeping area with five bedrooms (or alternatively a second apartment), including a large salon with wooden and terracotta ceilings that opens onto a vast panoramic terrace, a kitchenette, a large bathroom, and a WC. With careful renovation, additional bathrooms can be created to serve the bedrooms. Adjacent to the main farmhouse, there is a building housing the central heating room and several storage rooms used as garages and sheds. Another building also contains storage spaces. Both require work and, with attentive restoration, could partially be converted into residential spaces or workshops for a hospitality structure. Detached from the main building is another property in need of renovation, intended for residential use as a dependance, comprising a living area with kitchenette, a bedroom, a small bedroom/study, and a bathroom. The expansive courtyard offers potential for a garden with the possibility to build a swimming pool. The surrounding land is partly semi-flat, totaling 36 hectares, divided approximately into: 12 ha of arable land, 2.5 ha of tree-cultivated arable land, 3 ha of pasture, 1.5 ha of olive grove with about 150 trees, and around 15 ha of mixed woodland. Additionally, there is an old disused stone quarry, useful for sourcing stone for renovating outbuildings and constructing boundary walls. The property's panorama is



beautiful from sunrise to sunset, offering spectacular views over the rolling landscapes of Umbria and Tuscany. With great potential, once restored, it can be used both as a private residence and as an agricultural estate and/or future hospitality property. Estate with 36 ha. €590,000, purchases with less land could be considered.

The properties require renovation, allowing the buyer to personalize everything according to their tastes and comfort, adapting all features to new technologies and enhancing efficiency in energy consumption and quality.

Utilities reach the edge of the property and will need to be reactivated. Spring water well and ancient cistern with old windmill to be restored. Radiators, old diesel system, and solar panels previously installed but now need replacement. Photovoltaic panels and innovative systems can be installed for optimal property performance. Services available 4 km away including shops and riding stables, and 15/20 minutes from the famous Scarzuola tourist complex, created by an imaginative architect, adjacent to a former Franciscan convent, where contrasting ways of thinking and living intertwine. As its creator writes, the new work represents a fantastical world where: art, culture, sophistication, elegance, and pleasures blend with simplicity and nature. An oasis of retreat, study, work, music, and silence; of grandeur and humility; social life and hermitic life; contemplation in solitude; a realm of fantasy, fairy tales, myths, echoes, and reflections beyond time and space. A fantastic and evocative tourist destination not to be missed.

Strategically located between Umbria and Tuscany, well-served, it is a convenient base for reaching and visiting the major centers of Umbria and Tuscany. The large farmhouse can be used entirely or partially as the main residence, with the possibility to renovate the outbuildings for rentals or guests. Thanks to the available land, there is the potential to establish a full-fledged production activity with an organic olive grove and various cereal crops, including the renowned saffron. Easily accessible, it represents an investment with great potential, considering the available space and the strong tourist appeal in the area.

The property is for sale in Umbria, bordering Tuscany, located 1 km from the small village of Faiolo, which offers a bar and a high-quality butcher shop, both accessible on foot. The nearest municipality is Montegabbione, approximately 4 km from essential services and about 6 km from the Fabriano exit, featuring a train station and the A1 motorway connecting Rome and Florence along with their airports. The estate sits atop a dominating hill, not far from famous "Scarzuola" with its tourist complex. Within a radius of approximately 50 km are historic centers of central Italy such as Città della Pieve, Pienza, Montepulciano, Montalcino, Lake Trasimeno, the beautiful Val D'Orcia, Orvieto and Assisi. Rome and Florence airports are just over 120 minutes away, while Perugia is a 50 minutes drive

The Great Estate group conducts, through the seller client's technician, a technical due diligence on every acquired property, allowing us to gain detailed knowledge of the urban and cadastral status of each estate. This due diligence can be requested by the client upon genuine interest in the property.

The property is in the name of a natural person.

Condição:	Reformed
Construído:	1900



## Comum

Tamanho do lote: 353850 m<sup>2</sup>

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/KPMQ-T2285/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2285/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 9643

