

Rolling Hills

CHARMING ESTATES



Ref: UCR-027

Umbria - Terni - Orvieto

PRICE: 790.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 488.00 Mq

Bedrooms: 6

Bathrooms: 8

Swimming-pool: 1

Land: 0.5 ha

For sale a magnificent country-house with guesthouse in Orvieto, Umbria.

few kilometres from Orvieto in Umbria and with wonderful views over the countryside, this renovated farmhouse with outbuilding and swimming pool 7x14m has been restored and is ready to be inhabited

In total there are 6 bedrooms and 8 bathrooms.

At an elevation of some 450 metres above sea level, the location is magical and endowed with absolute privacy.

The property consists in a main house (324 sqm) and a guest-house (164 sqm), both in stone.

Internally, these are so divided as such:

HOUSE: split over three levels, on the ground floor there is hallway, kitchen, 40-sqm living room with fireplace, storage room and bathroom; plus, a spacious porch that it can be used for outdoor dining.

On the first and second floor, there is a sleeping area with 4 rooms, 2 of which have a wardrobe, and 4 bathrooms. GUEST-HOUSE: split over 2 levels, on the ground floor there is a spacious 43-sqm living room, kitchen, bedroom, porch and an outside toilet with utility room for the pool. On the first floor, there is 1 bedroom with a bathroom.

The land included has a 5,000-sqm park that you can enlarge deciding to buy extra land around the property.

DISTANCES: Orvieto is only 10 km (15 min.) away., In 40 min. (30 km), you can reach Lake Bolsena, one of the largest crater lakes in Europe, characterised by clear bathing waters.

The nearest airport is Rome, at a distance of 1 h 40 min. (130 km).

PLEASE NOTE: Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to info@rollinghillsitaly.com, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



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