



COLDWELL BANKER
ITALY

Coldwell Banker 24RE

Via della Vigna Nuova, 16 - 50123 Firenze

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Rustic/Farmhouse/Court for Sell in Monteleone d'Orvieto

📍 Terni, TR

440.000€



Contact info



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Description

On the slopes of a breezy hill with wonderful views, in the municipality of Monteleone d'Orvieto in Umbria, stands a charming farmhouse to be restored, with the possibility of creating a splendid private residence or a high-end hospitality property, perhaps with a swimming pool overlooking the valley. The location is quiet and panoramic, yet not isolated and convenient to the services of the village and to connections with nearby Tuscany.

The main building, approximately 670 sqm, requires careful renovation; it is possible to reduce the overall size if such a large volume is not needed, or alternatively to build an additional 100 sqm should more space be required, for example for a hospitality project. In addition to the main building, in a beautiful and convenient position for renovation, there is a 35 sqm annex in good condition, which could be used as a caretaker's house, as a service building for a future swimming pool, or for any other need.

We remain fully available, should it be necessary, to recommend qualified local construction companies and highly experienced technical firms, capable of professionally supporting a restoration and enhancement project, restoring the full splendor of this ancient and charming Umbrian country house.

The stone building still preserves clear traces of the old stables on the ground floor, as well as ancient cellars carved into the tuff rock on the lower level, which are still in good condition.

The property, currently registered as a ruin but in fair structural condition, stands on approximately 2.4 hectares of land, partly arable (currently used as pasture for horses), an olive grove with about 200 productive trees, and a portion of woodland. The land is largely flat, sunny, and enjoys extraordinary views: on one side toward the village of Monteleone d'Orvieto and on the other toward the final stretches of the Valdichiana, which extends from nearby Tuscany to just below the village.

Details



Property ID: CBI162-2963-539



Surface: 700.00 m²



Rooms: 15



Bathrooms: 6



Bedrooms: 8

Property Features



Floor: Ground floor



Conservation status: To be renovated



Current condition: Free upon deed



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Bedrooms: 8



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Garden: Private,



Terrace: Present

Nearby



Soccer Fields



Sports Complexes



Tennis Courts



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Municipal Offices / Town Halls

Images



