

ORGANIC 195-HECTARE ESTATE WITH OLIVE GROVE AND AGRITURISMO FOR SALE IN UMBRIA

Terni – Terni – Umbria

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Interiors
2,167 sqm

Bedrooms
7 (up to 20)

Bathrooms
9 (up to 21)

Swimming pool
20 x 10 m

Total land
ha

Olive grove
34.8 ha

In the hills of Umbria, on the border with Tuscany and Lazio, an organic farm of 195.2 ha with Agriturismo and 34.8 ha of olive groves for sale. The estate includes numerous buildings (over 2,100 sqm in total), including a restored farmhouse, an olive processing cellar, several warehouses and some ruined farmhouses. The renovation of the buildings would allow for new guest rooms (up to 20).



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SUMMARY OF THE PROPERTY

REFERENCE #: 2459 – TENUTA MONTE RUFENO

TYPE: organic estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (4 km)

INTERIORS: 2,167 square meters (23,316 square feet)

TOTAL ROOMS: 25+

BEDROOMS: 7 (up to 20)

BATHROOMS: 9 (up to 20)

ANNEXES: several rural and residential buildings

MAIN FEATURES: stone walls, wooden beams, vaulted ceilings, original terracotta and wooden floors, fireplaces, stone staircases, original wooden doors, porch, terraced garden, swimming pool, olive grove, ruins to be restored

TOTAL LAND: 195.2 hectares (482.3 acres)

OLIVE GROVE: 34.8 hectares (86.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 20 x 10 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), Fabro (17km; 30'), Orvieto (22km; 35'), Cetona (30km; 50'), Bolsena (41km; 55'), Castiglione del Lago (53km; 1h 10'), Todi (58km; 1h 20'), Montepulciano (61km; 1h 10'), Pienza (65km; 1h 25'), Amelia (66km; 1h 25'), Perugia (68km; 1h 30'), Montalcino (79km; 1h 35'), Siena (115km; 1h 35'), Rome (141km; 2h 5'), Florence (155km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (77km; 1h 30'), Grosseto C. Baccarini (124km; 2h 20'), Roma Ciampino (154km; 2h), Roma Fiumicino (168km; 2h), Firenze A. Vespucci (172km; 2h), Pisa G. Galilei (232km; 2h 40'), Bologna G. Marconi (253km; 2h 55')

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TENUTA MONTE RUFENO

In the hills of **Umbria**, on the border with **Tuscany** and **Lazio**, an **organic farm of 195.2 ha** with **Agriturismo** and **34.8 ha of olive groves** for sale. The estate includes numerous buildings (over 2,100 sqm in total), including a restored farmhouse, an olive processing cellar, several warehouses and some **ruined farmhouses**. The renovation of the buildings would allow for new guest rooms (up to 20).

The property can be reached via an unpaved road in excellent condition (approx. 4 km) that connects directly to a small medieval town where basic services are located. At the same time, the estate is located not far from the **A1 motorway**, which ensures a quick connection to much of Italy (Florence and Rome in primis).

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (524 sqm – 5,638 sqft, 7 bedrooms and 9 bathrooms) is a rustic two-story building in good general condition and divided into two independent apartments (one on each floor):

- **Apartment N°1**: living room with dining area, service bathroom, kitchen with pantry and small technical room, three bedrooms with en-suite bathroom;
- **Apartment N°2**: living room with dining area and service bathroom, kitchen and four bedrooms with en-suite bathroom.

The building has been restored preserving most of its finishes, which include original terracotta floors, natural wooden beams and still functioning engraved stone fireplaces. For the areas where the original flooring was no longer present, a dark parquet floor was chosen that is reminiscent of the old wooden floors.

The farmhouse is surrounded by approximately **9,800 sqm of well-kept garden** with terraces and ornamental cypress trees. On the upper terrace, just above the house, is the **20 x 10 m swimming pool** with solarium, in terracotta and grass.

Opposite the house is an **agricultural warehouse** (120 sqm – 1,291 sqft) divided into three rooms plus a porch.

In a secluded position, slightly downhill from the farmhouse, is a **cellar** (296 sqm – 3,185 sqft) in which the oil produced on the farm is processed and stored. All around are then scattered **storerooms**, former **stables**, **warehouses**, a **greenhouse** and a **shed** to shelter vehicles and tools (for a total of 227 sqm – 2,442 sqft).

The property is completed by a number of **ruined farmhouses** (about 1,000 sqm – 10,760 sqft in total), located in various parts of the farm. One of the country houses was structurally consolidated with total replacement of the roof and only needs finishing works.

EXTERIORS

In addition to the garden, the farm includes approximately **194.2 hectares (479.9 acres)** of agricultural land, mostly covered by **mixed woodland** (92.4 ha).

In terms of production, the farm has approximately **34.8 ha of organic olive grove** that produces an excellent extra virgin olive oil (Leccino, Moraiolo, Frantoio, Maurino and Pendolino varieties). The remaining area is occupied by **arable land** (66.9 ha) that is very suitable for planting new olive trees and also new crops (wheat, spelt, rye...).



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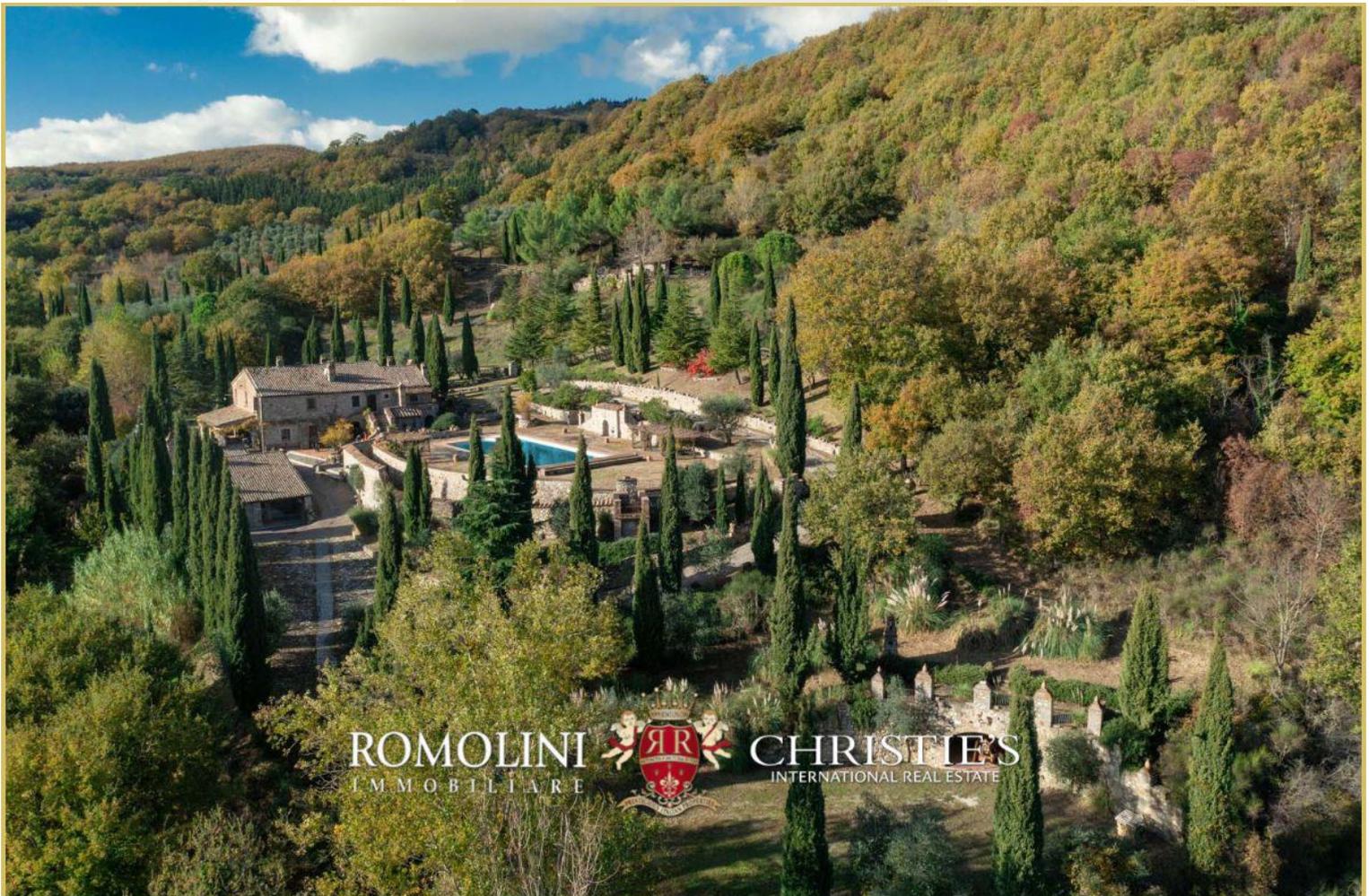




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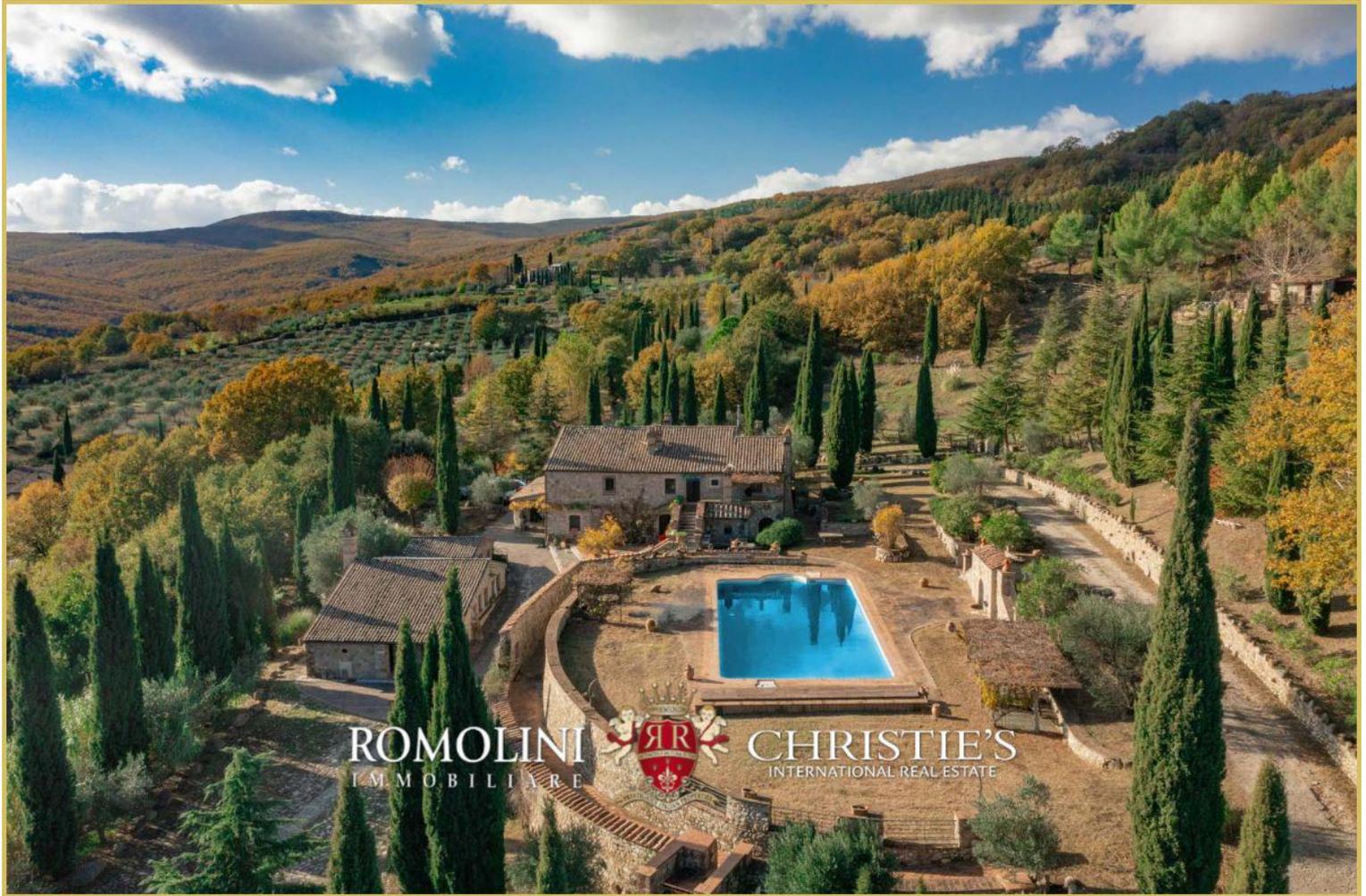
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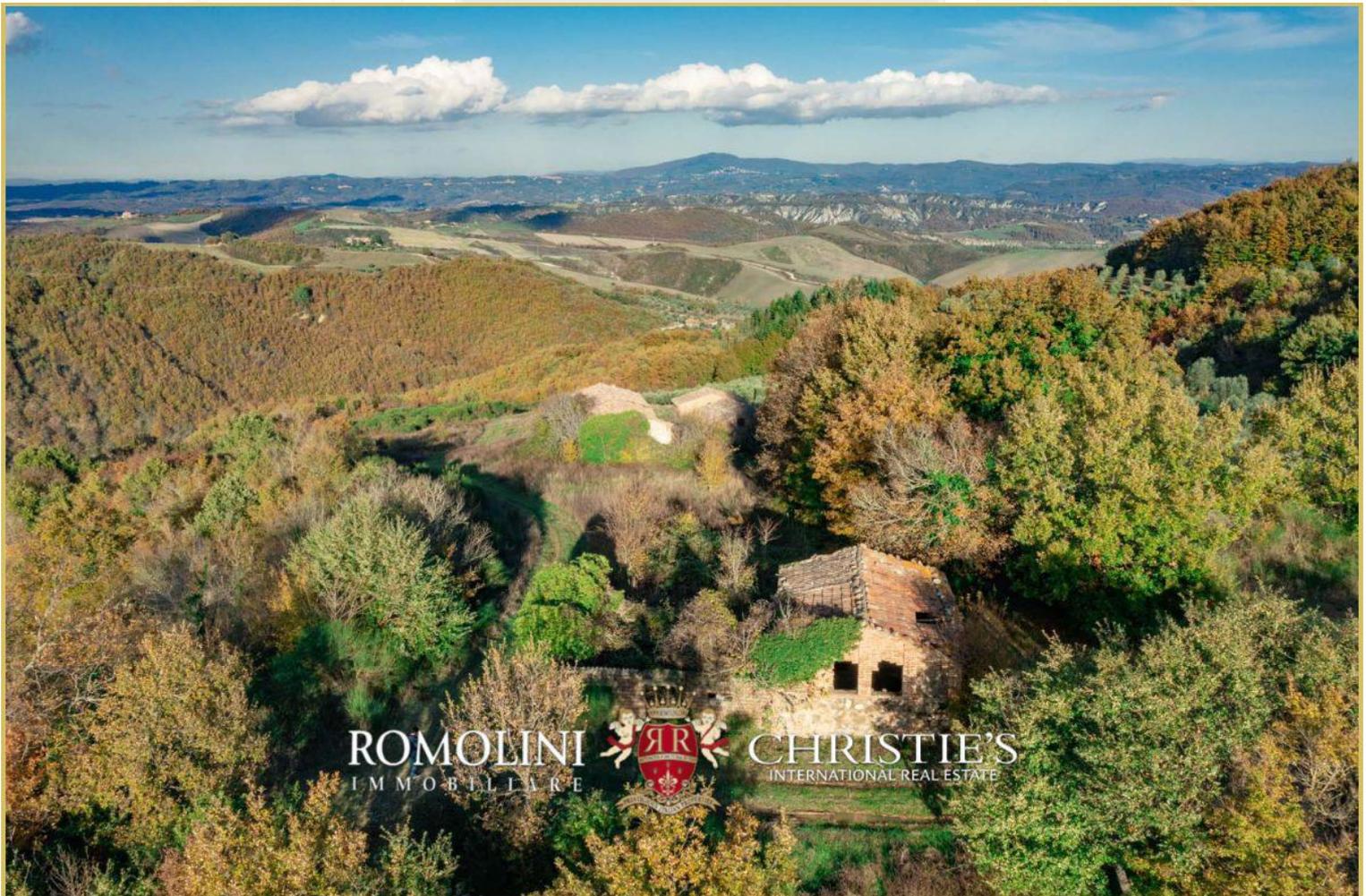
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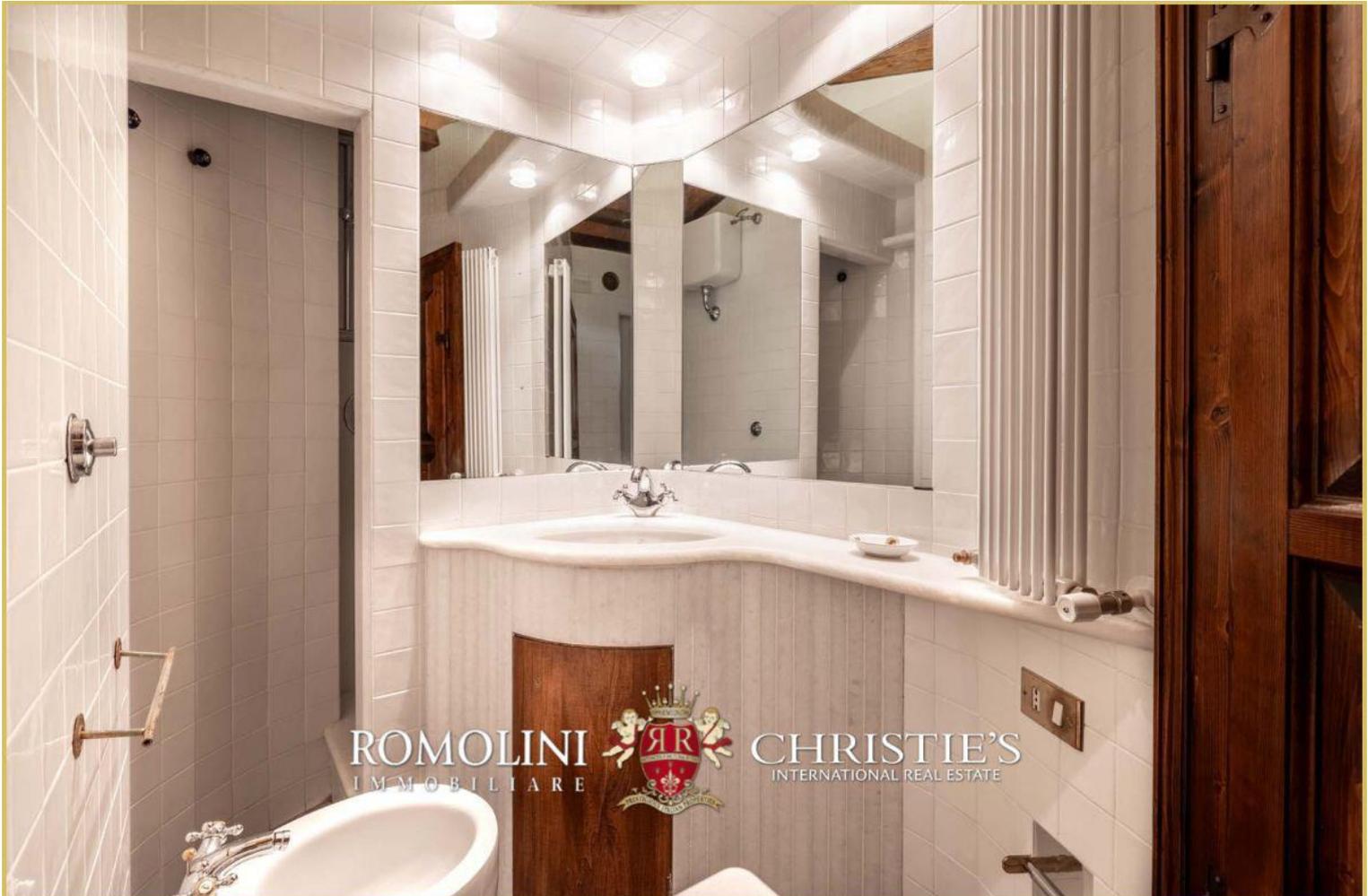
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