

Ref. 2551 – **CASALE ACQUAFORTE**www.romolini.co.uk/en/2551

RESTORED COUNTRY HOUSE WITH OLIVE GROVE FOR SALE BETWEEN ORVIETO AND MARSCIANO

San Venanzo – Terni – Umbria**VIEW ON OUR WEBSITE****Interiors**
644 sqm**Bedrooms**
11**Bathrooms**
8**Total land**
10.6 ha**Olive grove**
1,000 trees

In an open and sunny position in the hills of Umbria, between Orvieto and Marsciano, rustic farmhouse with olive grove for sale. The building (over 450 sqm) has been finely renovated by the current owners and divided into three apartments (11 bedrooms in total), making it perfect also as a property for a rental income. The land of 10.6 hectares all around hosts a large garden (8,600 sqm) and an olive grove with about 1,000 trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2551 – CASALE ACQUAFORTE

TYPE: rustic farmhouse

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: unpaved road (400 m)

INTERIORS: 644 square meters (6,929 square feet)

TOTAL ROOMS: 24

BEDROOMS: 11

BATHROOMS: 8

ANNEXES: storage/event room

MAIN FEATURES: stone and brick walls, wooden beams, original terracotta floors, vaulted ceilings on the ground floor, etched stone fireplaces, fenced garden with automated gate, olive grove

EXTERIORS: 10.6 hectares (26.2 acres)

OLIVE GROVE: 4.1 hectares (approx. 1,000 trees)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

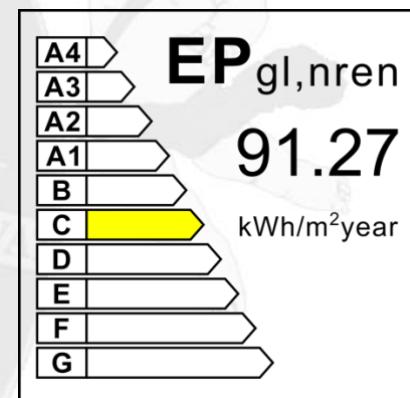
WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), Marsciano (6km; 10'), Deruta (20km; 25'), Bevagna (38km; 45'), Perugia (39km; 40'), Orvieto (42km; 55'), Foligno (47km; 55'), Bolsena (62km; 1h 15'), Montepulciano (75km; 1h 25'), Trevi (75km; 55'), Pienza (87km; 1h 40'), Montalcino (104km; 1h 55'), Siena (144km; 1h 50'), Rome (155km; 2h 15'), Florence (174km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (39km; 35'), Roma Ciampino (167km; 2h 10'), Roma Fiumicino (181km; 2h 5'), Firenze A. Vespucci (191km; 2h 25'), Grosseto C. Baccarini (214km; 2h 40'), Pisa G. Galilei (252km; 3h), Bologna G. Marconi (273km; 3h 15')

CASALE ACQUAFORTE

In an open and sunny position in the hills of **Umbria**, between **Orvieto** and **Marsciano**, **rustic farmhouse** with **olive grove** for sale. The building (over 450 sqm) has been finely renovated by the current owners and divided into **three apartments** (11 bedrooms in total), making it perfect also as a property for a rental income. The land of **10.6 hectares** all around hosts a large garden (8,600 sqm) and an olive grove with about **1,000 trees**.

The property is located about 5 km from a small town with all basic services and can be reached via a short stretch of **unpaved road** in excellent condition (about 400 m). Larger towns such as **Perugia** and **Orvieto** are about an hour's drive away, as is Perugia international airport, which is well connected to many European destinations.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (452 sqm – 4,863 sqft, 11 bedrooms and 7 bathrooms) is a rustic building, rectangular in shape and laid over two floors, divided into three independent apartments.

- **Apt. N°1** (127 sqm): dining room with open kitchen, living room, storage room/ pantry, four bedrooms and two bathrooms;
- **Apt. N°2** (138 sqm): living room with open kitchen, private study, living room with loggia, three bedrooms and two bathrooms;
- **Apt. N°3** (187 sqm): living room with dining area, kitchen, second living room, storage room, four bedrooms and three bathrooms.

The building has been carefully renovated with the aim of preserving its rural charm intact. The structure is made of stone and brick, as per Umbrian and Tuscan tradition, and even inside it retains almost unaltered its original appearance with exposed wooden beams on the ceilings, vaulted ceilings in those rooms on the ground floor that were once used as cattle sheds, original terracotta floors (characterized by the typical and recognizable irregular surface due to years of use) and carved stone fireplaces. The fixtures, again with a view to preserving the original appearance of the building, are made of wood.

In front of the farmhouse there is then an **outbuilding** (192 sqm – 2,066 sqft, 1 bathroom) that includes a large underground warehouse for storing the produced olive oil, a living room for events/tastings with a service bathroom and a convenient covered parking space.

EXTERIORS

The farmhouse is surrounded by **8,600 sqm of well-kept garden** with a small private vegetable garden and fruit trees. This part of the property is fenced and accessible by an automatic gate.

All around then stretches a large **olive grove** (about 4.1 hectares for a total of about 1,000 trees) that allows the production of an excellent extra-virgin olive oil. The rest of the farm is devoted to arable land (2.7 ha) and woodland (2.8 ha).



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