

Ref. 2612 – **TENUTA TEVERE**[www.romolini.com/en/2612](http://www.romolini.com/en/2612)

## ORGANIC ESTATE WITH OLIVE GROVE AND AGRITURISMO FOR SALE IN UMBRIA

**Baschi – Terni – Umbria****Interiors**  
2,640 m<sup>2</sup>**Bedrooms**  
15 (up to 27)**Bathrooms**  
18 (up to 30)**Swimming pool**  
8 × 4 m**Total land**  
150.8 ha**Olive grove**  
1,000 trees**Photovoltaic system**  
110 kW

In the hills on the border between Umbria and Lazio, on the banks of the Tiber River, 150.8-hectare estate with Agriturismo for sale. The property includes numerous buildings (over 2,600 sqm): the restored buildings are used to accommodate guests, but there are also three large villas in need of renovation that could greatly increase the farm's profitability. At the production level, the estate counts on an olive grove (1,000 trees) and 78 ha of arable land.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2612 – TENUTA TEVERE

**TYPE:** estate with Agriturismo

**CONDITIONS:** mostly restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (500 m)

**INTERIORS:** 2,640 square meters (28,403 square feet)

**TOTAL ROOMS:** 60

**BEDROOMS:** 15 (up to 27)

**BATHROOMS:** 18 (up to 30)

**ANNEXES:** several buildings

**MAIN FEATURES:** stone and tuff walls, terracotta floors, wooden beams, original fireplaces, restaurant, bar, photovoltaic system, swimming pool, fruit orchard, olive trees, buildings to be restored

**EXTERIORS:** 150.8 hectares (372.6 acres)

**OLIVE GROVE:** 1,000 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 8 × 4 m (above ground)

**ELECTRICITY:** already connected + photovoltaic system (110 kW)

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** heat pump

**ENERGY CERTIFICATE:** **A4** (EP<sub>gl, nren</sub> = 14.05 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Civitella d'Agliano (7km; 10'), Guardea (12km; 20'), Baschi (15km; 15'), Bagnoregio (19km; 25'), Corbara (20km; 25'), Amelia (23km; 25'), Orvieto (27km; 40'), Viterbo (29km; 30'), Bolsena (33km; 40'), Todi (42km; 50'), Città della Pieve (60km; 1h), Montepulciano (84km; 1h 20'), Rome (101km; 1h 25'), Siena (142km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (83km; 1h 15'), Roma Ciampino (113km; 1h 15'), Roma Fiumicino (127km; 1h 20'), Grosseto C. Baccarini (167km; 2h 20'), Firenze A. Vespucci (199km; 2h 10'), Pisa G. Galilei (259km; 2h 50')

## TENUTA TEVERE

In the hills on the border between **Umbria** and **Lazio**, on the banks of the **Tiber River**, 150.8-hectare **estate** with **Agriturismo** for sale. The property includes numerous buildings (over 2,600 m<sup>2</sup>): the restored buildings are used to accommodate guests, but there are also three large villas in need of renovation that could greatly increase the farm's profitability. At the production level, the estate counts on an **olive grove** (1,000 trees) and **78 ha of arable land**.

Basic services are available in the nearby village (3km; 5'), just past the Tiber River, where there is also a convenient train station that makes it possible to reach Rome in about an hour. The border location is very convenient as it ensures a quick connection also to many art centers of **central Italy** (Montepulciano, Amelia, Città della Pieve, Bolsena, Todi...).

## DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

**Villa San Liborio** (1,010 m<sup>2</sup> – 10,868 ft<sup>2</sup>, 6 bedrooms and 6 bathrooms) is an elegant manorial building on three floors, entirely to be renovated, but very interesting as it could be transformed either into a private residence, with large living areas and numerous bedrooms, or into an elegant boutique hotel for guests. The building is surrounded by a private park of about 10,000 square meters, entirely fenced with a 2.5 m high tuff wall.

**San Callisto farmhouse** (370 m<sup>2</sup> – 3,981 ft<sup>2</sup>, 6 bedrooms and 6 bathrooms) forms the heart of the accommodation business and is a large two-story building divided into four guest units. The building was entirely renovated between 2011 and 2012 and is in excellent condition.

- **Apt. A:** living room, dining room with kitchen, two bedrooms and two bathrooms;
- **Apt. B:** living/dining room, kitchen, terrace and two bedrooms with en-suite bathroom;
- **Apt. C:** studio apartment with cooking corner and bathroom;
- **Apt. D:** studio apartment with cooking corner and bathroom.

The **San Gorgonio farmhouse** (230 m<sup>2</sup> – 2,475 ft<sup>2</sup>, 4 bedrooms and 3 bathrooms) is a small three-story rustic building that includes a spacious cellar with bathroom on the ground floor and two apartments on the upper floors. This building has also been fully renovated and modernized in 2022/2023.

- **Apt. E:** living room with kitchen, two bedrooms and bathroom;
- **Apt. F:** living room with kitchen, two bedrooms and bathroom.

The **Sant'Orsola farmhouse** (450 m<sup>2</sup> – 4,842 ft<sup>2</sup>, 5 bedrooms and 9 bathrooms) constitutes the second portion of the Agriturismo. Renovated between 2011 and 2012, the complex includes the restaurant with kitchen and toilet facilities, a bar and five bedrooms with en-suite bathrooms.

The buildings are served by **four photovoltaic systems** with a total capacity of **110 kW**, meeting all the needs of the property.

Lastly, the property also includes a **farmhouse to be renovated** (580 m<sup>2</sup> – 6,240 ft<sup>2</sup>, 6 bedrooms and 6 bathrooms) that would allow further expansion of the estate's accommodation capacity.

## EXTERIOR

The estate spreads over a total area of **150.8 hectares (372.6 acres)** set on a slight hillside on the border between **Umbria** and **Lazio**, on the banks of the Tiber River. In addition to the gardens (about 20,000 m<sup>2</sup>) surrounding the buildings, the farmland consists largely of **woods** (63.9 ha) and **arable land** (78.0 ha), very suitable for a wide variety of crops including vines and olives. At the production level, the farm counts on an **olive grove** (5.9 ha with a total of about **1,000 trees**, a third of which planted in 2021 and therefore not in full production) and a fruit orchard (9,000 m<sup>2</sup>).



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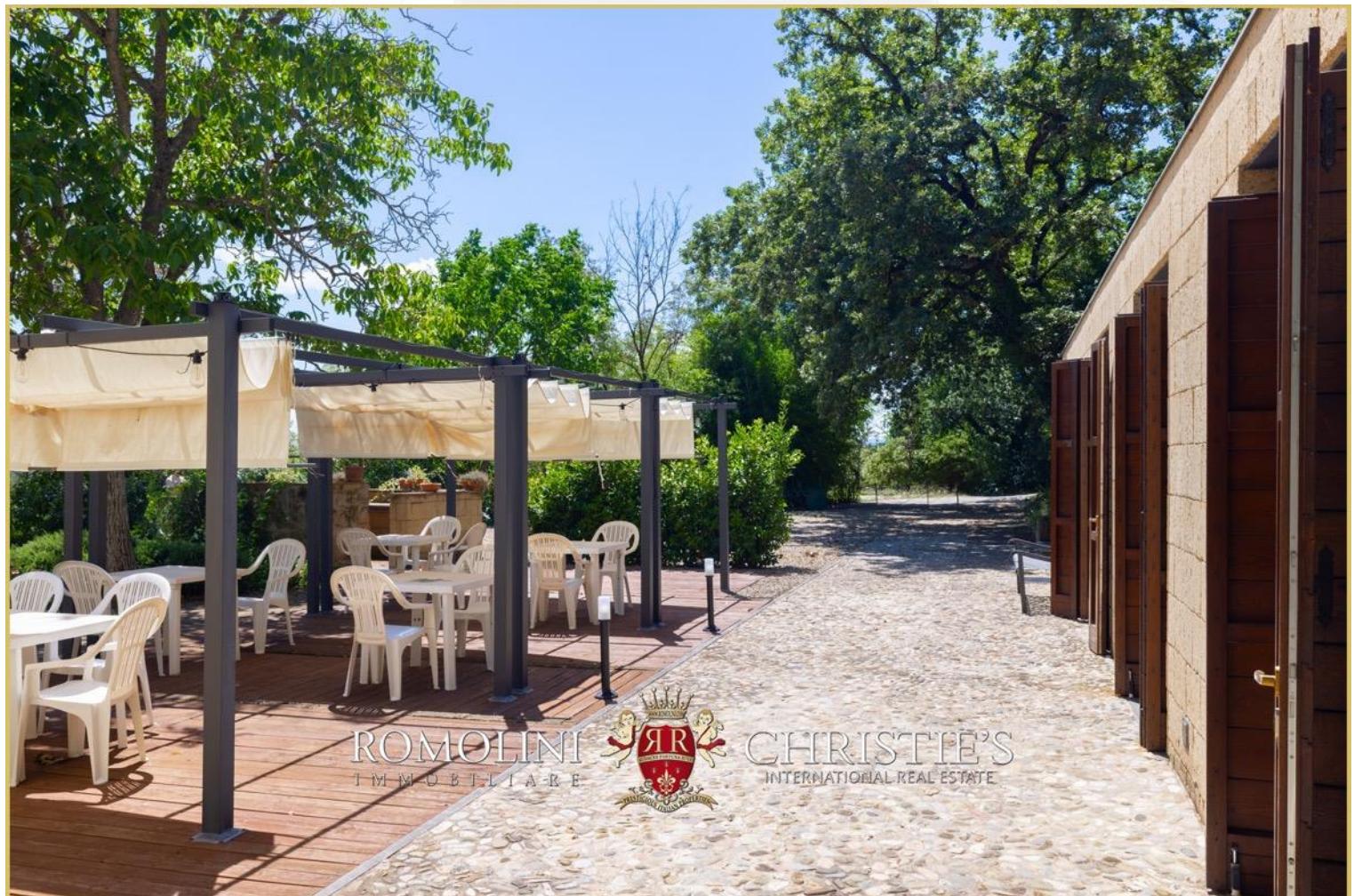




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