

Ref. 2701 – **TENUTA MONTI MARTANI**

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414-HA ESTATE WITH HUNTING RESERVE FOR SALE IN UMBRIA

Bettona – Perugia – Umbria



Interiors
1,820 sqm

Bedrooms
21

Bathrooms
25

Swimming pool
14 x 6 m

Total land
414.0 ha

Olive grove
2,000 trees

In the heart of Umbria, not far from the medieval town of Bettona, 414-hectare estate with hunting reserve and riding stables for sale. The estate has numerous buildings (more than 1,800 sqm in total) and has 21 bedrooms to accommodate guests in an unspoiled natural setting. Within the estate are a lake for sport fishing, a large olive grove (2,000 trees) and woods for hiking and walking.

SUMMARY OF THE PROPERTY

REFERENCE #: 2701 – TENUTA MONTI MARTANI

TYPE: estate with hunting reserve

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1.4 km)

INTERIORS: 1,820 square meters (19,581 square feet)

TOTAL ROOMS: 40

BEDROOMS: 21

BATHROOMS: 25

ANNEXES: several buildings

MAIN FEATURES: stone walls, remains of a medieval tower, wooden beams, terracotta floors, original fireplaces, restaurant, hunting reserve, swimming pool, olive trees, ample expanse of arable land, photovoltaic systems, game court, lake for fishing

EXTERIORS: 414.0 hectares (1,023.0 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: 14 x 6 m

ELECTRICITY: already connected + photovoltaic system (93.55 kW)

WATER SUPPLY: private wells + lake for irrigation

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 879.43 kWh/m²year)

HEATING SYSTEM: radiators + fan coils + air conditioning

CLOSEST CITIES AND TOWNS

Bettona (5km; 10'), Assisi (20km; 25'), Perugia (25km; 30'), Spello (25km; 30'), Foligno (35km; 40'), Spoleto (60km; 1h), Gubbio (65km; 1h 10'), Todi (70km; 1h 15'), Orvieto (100km; 1h 30'), Siena (150km; 2h), Florence (170km; 2h 15'), Rome (180km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (25km; 30'), Ancona R. Sanzio (130km; 1h 45'), Firenze A. Vespucci (170km; 2h 15'), Roma Ciampino (180km; 2h 30'), Roma Fiumicino (200km; 2h 45')

TENUTA MONTI MARTANI

In the heart of **Umbria**, not far from the medieval town of **Bettona**, **414-hectare estate** with **hunting reserve** and **riding stables** for sale. The estate has numerous buildings (more than 1,800 sqm in total) and has 21 bedrooms to accommodate guests in an unspoiled natural setting. Within the estate are a **lake for sport fishing**, a large **olive grove** (2,000 trees) and woods for hiking and walking.



The property is reached by a short unpaved road (1.4 km) in excellent condition, and the town of Bettona, which has all essential services, is about a 10-minute drive away. The location in the heart of the region makes it possible to visit many art cities in just over an hour (Perugia, Assisi, Foligno, Gubbio, Todi, Orvieto...).

DESCRIPTION OF THE BUILDINGS

The **Agriturismo** (320 sqm – 3,443 sqft, 10 bedrooms and 11 bathrooms) is a two-story building that houses four apartments on the lower floor, six rooms with bathrooms on the upper floor, and various warehouses and storerooms serving the business.

The **restaurant** (265 sqm – 2,851 sqft, 4 bathrooms) occupies the entire ground floor of the building and consists of three large guest rooms, complete with restrooms and equipped with a large outdoor gazebo for the summer. The entire eastern wing of the building is used as a professional kitchen with preparation area, washing area, pantry with cold storage, and changing room for staff.

Above the restaurant are **additional guest quarters** (235 sqm – 2,529 sqft, 7 bedrooms and 7 bathrooms), consisting of a large central hall that leads to seven bedrooms, all with their own private bathrooms.

Opposite the restaurant is the **event area** (165 sqm – 1,775 sqft, 3 bathrooms), a large space with

multiple areas that include two large rooms and a professional kitchen, as well as toilets and changing rooms for employees.

Serving guests are several **covered car ports**, built adjacent to the farm buildings. The combined canopies include **20-kW photovoltaic panels**.

The Agriturismo buildings are surrounded by **7,200 sqm of well-maintained garden** on which are the **14 x 6 m swimming pool** with terracotta sunbathing and a **beach volleyball court**.

South of the main building is the **horse stables** (240 sqm – 2,582 sqft) with 16 stalls, barn, tool storage, breeding area, and employee bathrooms. The roof of the building supports a **53.55-kW photovoltaic system**.

Next to the stable is a **small house for the janitor** (70 sqm – 753 sqft, 1 bedroom and 1 bathroom), structured on one floor and consisting of living area with kitchen, office, bedroom and bathroom.

Halfway between the two main bodies is a **rustic farmhouse** (240 sqm – 2,582 sqft, 3 bedrooms and 3 bathrooms), structured on two floors: on the lower level remain the old stables with their storerooms, while on the upper level is the dwelling consisting of living room, dining room with kitchen, three bedrooms and three bathrooms. Immediately in front of the building is a **shelter for animals** (75 sqm – 807 sqft).

In the middle of the fields, in a strategic position to easily reach every point of the estate, there is a **large agricultural shed** (200 sqm) very suitable for sheltering vehicles and agricultural tools. A **20-kW photovoltaic system** has been installed on the roof.

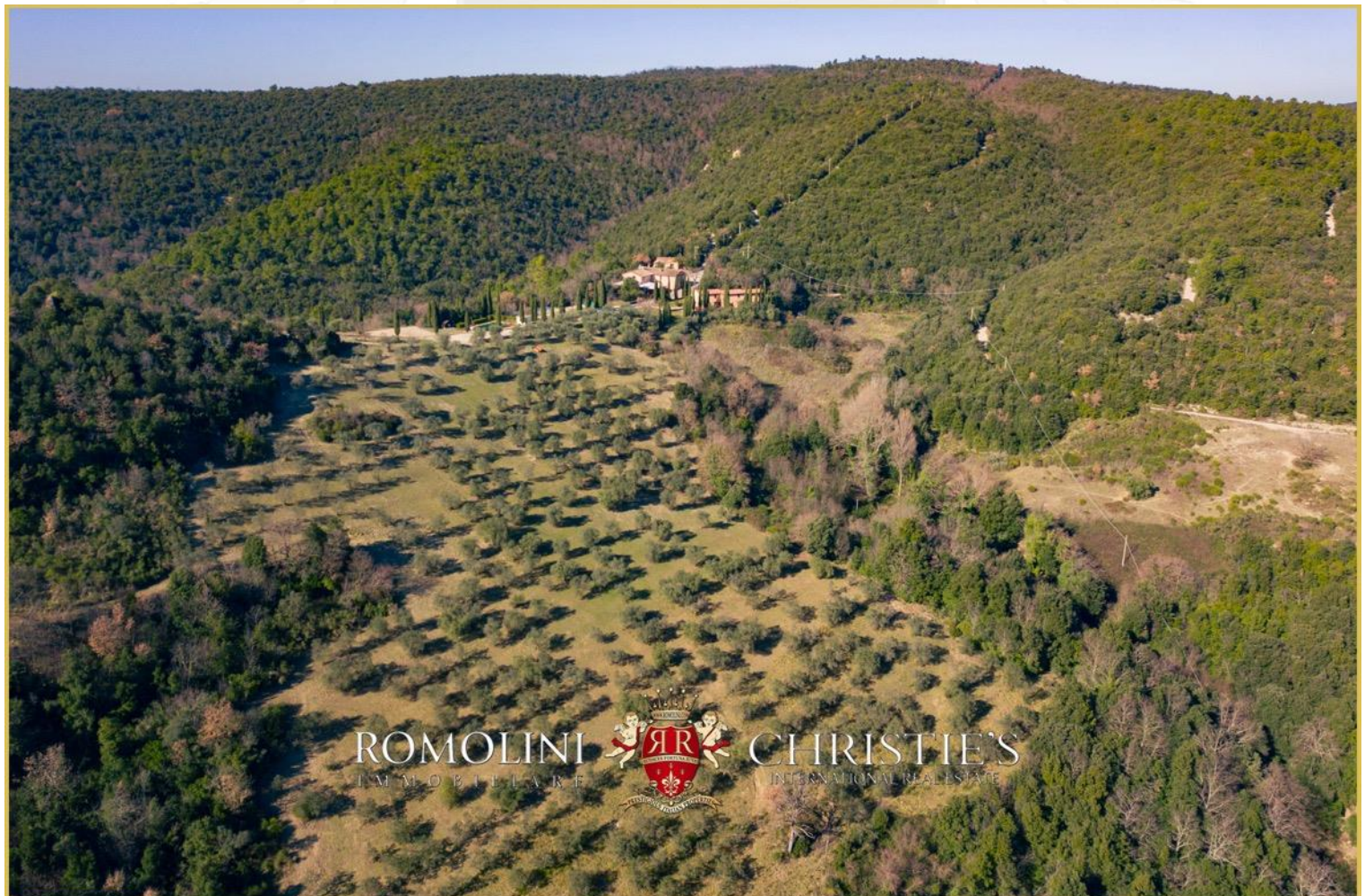
An additional building, currently unfinished and located not far from the agricultural shed, should house two guest apartments.

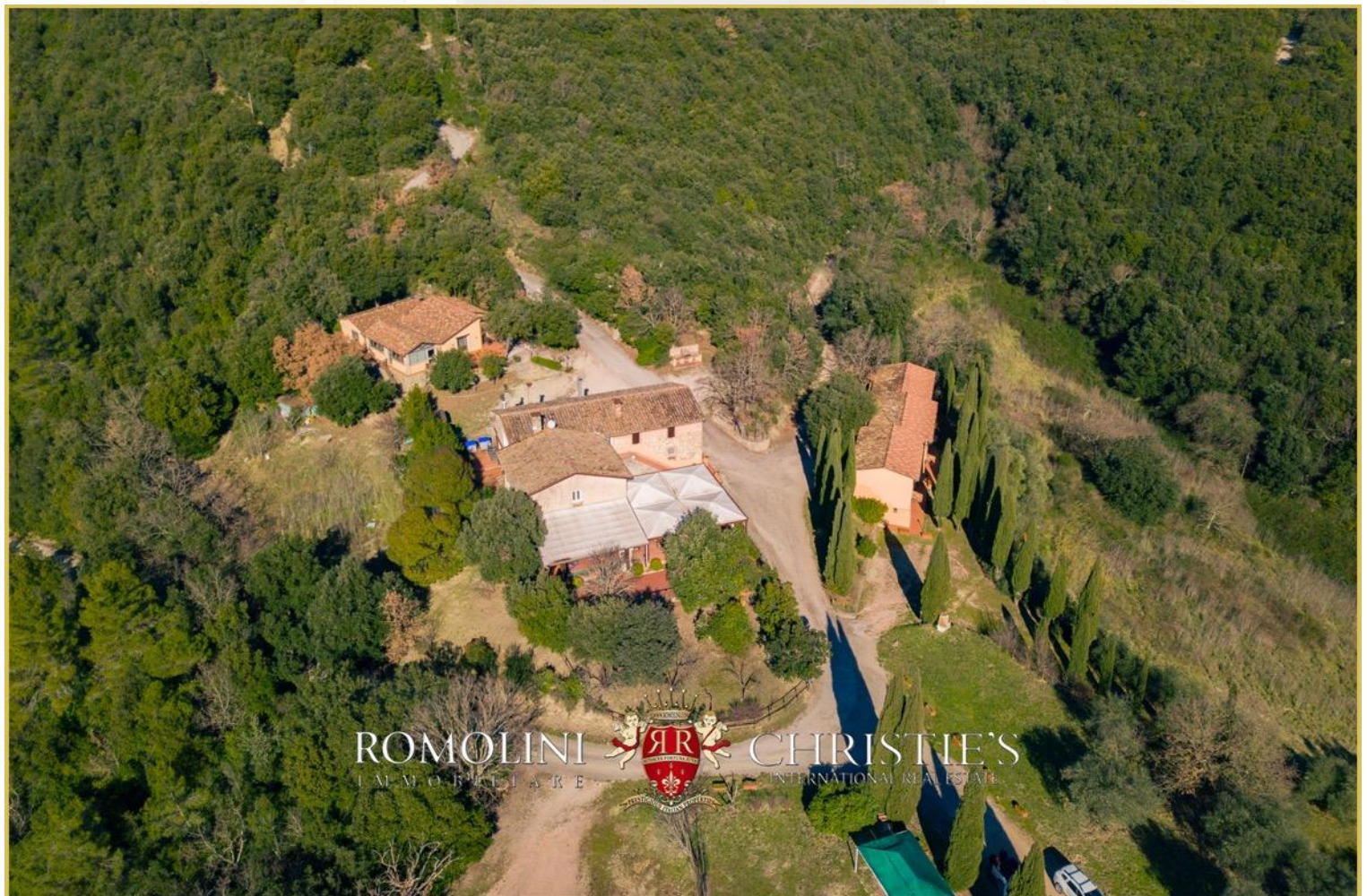
EXTERIOR

The estate stretches for about **414.0 hectares (1,023.0 acres)**, all on hills and largely covered by woods (353 ha). The farm falls largely within a **hunting reserve** (entirely fenced and split into four “sectors”) where typical animals of the area such as fallow deer, wild boar, pheasants, partridge, hares and deer can be hunted. The reserve has been continuously owned for over sixty years by the same people and can be renewed every five years by issuing a simple request.

Agriculturally, the farm has about **2,000 olive trees** scattered around the estate on an area of almost 26.0 hectares. Large expanses of arable land and pasture (33.9 ha in total) could be used to plant new crops (including vines).

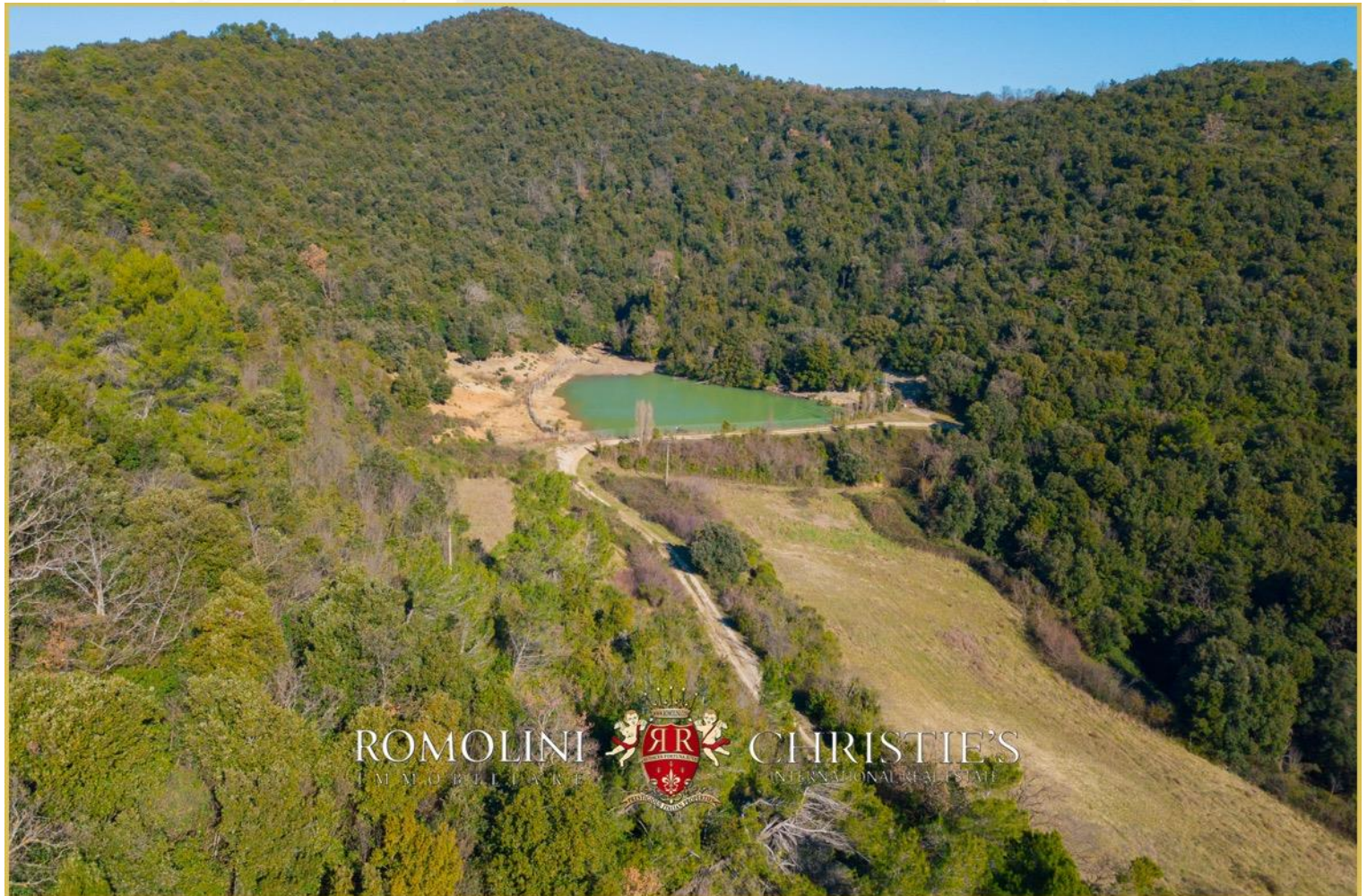
An **artificial lake** (located on the western side of the estate) is used for **sport fishing** while a second reservoir could be used to irrigate fields and crops.









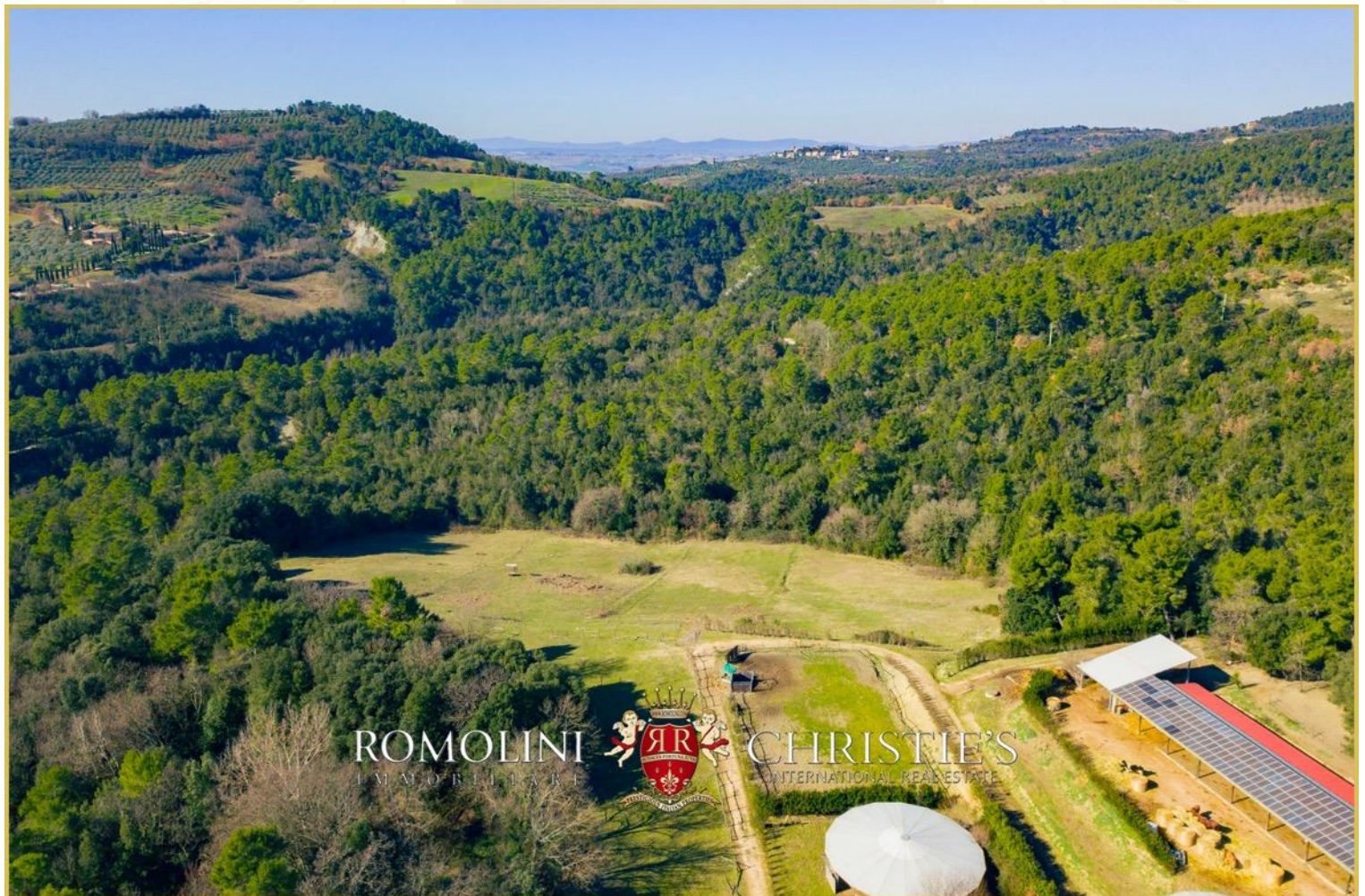




















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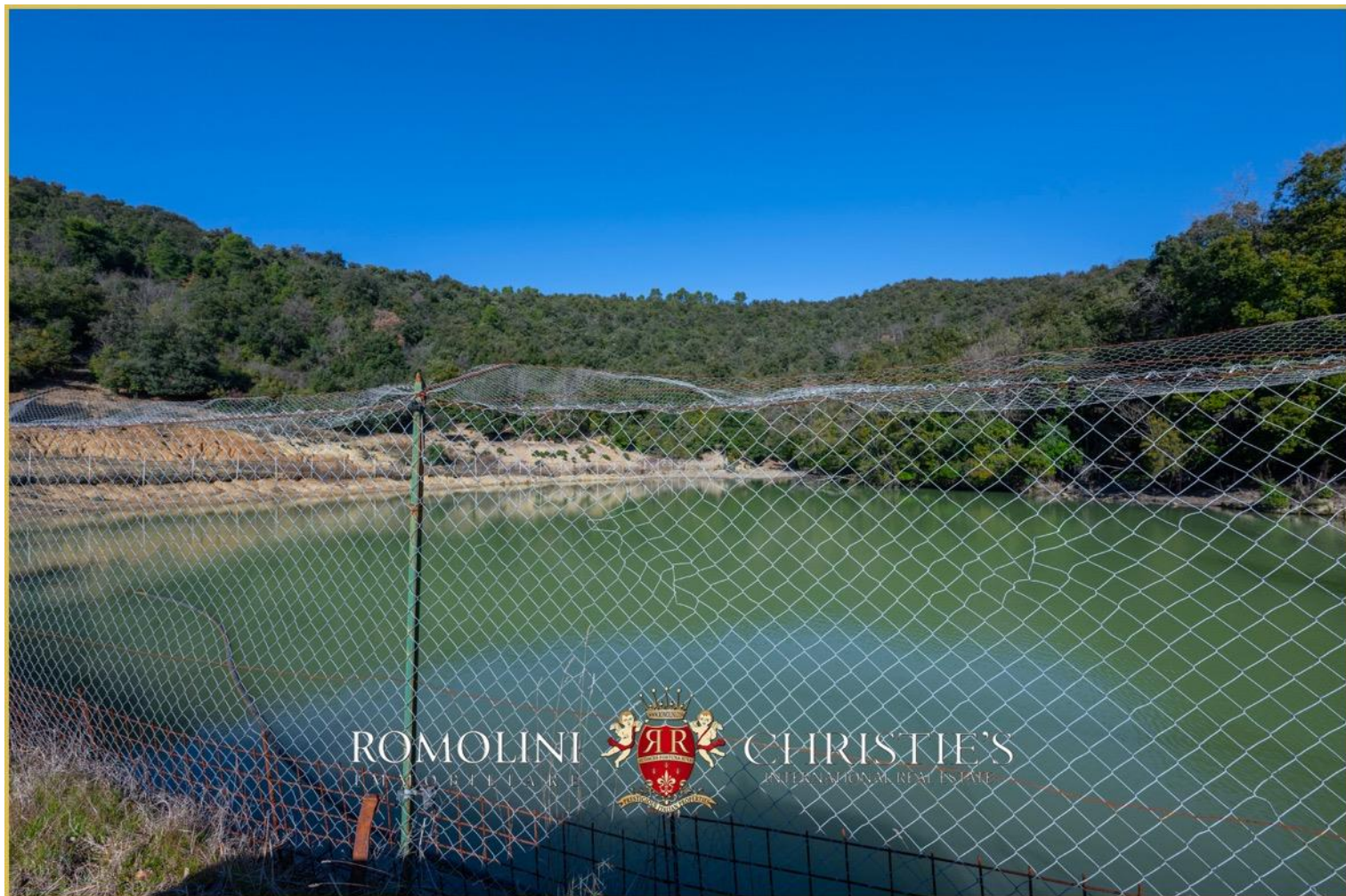


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