

Ref. 2735 – **CASALE ALLERONA**www.romolini.co.uk/en/2735

RUSTIC COUNTRY HOUSE WITH ORVIETO DOC VINEYARDS FOR SALE IN ALLERONA, UMBRIA

Allerona – Terni – Umbria**Interiors**
1,247 sqm**Bedrooms**
5 (up to 9)**Bathrooms**
3 (up to 6)**Total land**
47.7 ha**Vineyards**
15.9 ha

In the hills of Umbria, not far from Orvieto, 47.7-ha estate with rustic farmhouse for sale. The buildings (1,247 sqm) are in good structural condition but need modernization work: the main house could be divided into two independent apartments with some work. The property includes an Orvieto DOC vineyard (15.9 ha) and some olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2735 – CASALE ALLERONA

TYPE: farmhouse, estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (550 m)

INTERIORS: 1,247 square meters (13,416 square feet)

TOTAL ROOMS: 15

BEDROOMS: 5 (up to 9)

BATHROOMS: 3 (up to 6)

ANNEXES: barn, storages

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, fireplaces, brick arches, porch, panoramic terrace, Orvieto DOC vineyards, olive trees, barn to be restored, shed for agricultural vehicles

EXTERIOR: 47.7 hectares (117.9 acres)

VINEYARDS: 15.9 hectares (39.3 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: natural springs

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 403.81 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Orvieto (17km; 25'), Bolsena (36km; 45'), Chiusi (40km; 45'), Radicofani (46km; 55'), Montepulciano (57km; 1h), Todi (57km; 1h 10'), Pienza (68km; 1h 15'), San Quirico d'Orcia (74km; 1h 15'), Narni (78km; 1h 10'), Terni (90km; 1h 15'), Siena (115km; 1h 30'), Rome (136km; 1h 55'), Florence (155km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (78km; 1h 25'), Roma Ciampino (149km; 1h 45'), Roma Fiumicino (162km; 1h 50'), Firenze A. Vespucci (172km; 2h), Ancona R. Sanzio (196km; 2h 35'), Pisa G. Galilei (233km; 2h 40'), Bologna G. Marconi (254km; 2h 50')

CASALE ALLERONA

In the hills of **Umbria**, not far from **Orvieto**, 47.7-ha **estate** with **rustic farmhouse** for sale. The buildings (1,247 sqm) are in good structural condition but need modernization work: the main house could be divided into two independent apartments with some work. The property includes an **Orvieto DOC vineyard** (15.9 ha) and some **olive trees**.



A short dirt road (about 550 m) leads directly to the paved road, and necessary services are available within a five-minute drive. Well-known art cities such as Orvieto, Bolsena, Chiusi, Montepulciano, and Pienza can be reached in less than an hour's drive.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (617 sqm – 6,638 sqft, 5 bedrooms and 3 bathrooms) is a rustic building on two floors, partially renovated in 2010 with re-roofing. On the ground floor are large storerooms and cellars, as well as the living area of the main apartment (274 sqm) consisting of kitchen, living room and reading room. Going up to the second floor from the internal staircase, one reaches the sleeping area of the master apartment consisting of five bedrooms (one of them with exit to a private terrace) and two bathrooms. From the external staircase, on the other hand, one reaches a small terrace with two doors leading to two separate storerooms: in the larger of the two (81 sqm), already equipped with a bathroom, a second apartment could be created.

The farmhouse is surrounded by a **garden of 6,200 sqm** that could house a swimming pool.

A short distance from the house there is then an **old barn** (194 sqm – 2,087 sqft) that could be renovated and converted into a charming guest house.

Completing the property are **two storages** (331 sqm – 3,561 sqft), very suitable for sheltering tools and vehicles, a **shed** (101 sqm – 1,087 sqft) and a **technical room** (4 sqm – 43 sqft) for facilities.

EXTERIOR

The property stretches for about **47.7 hectares (117.9 acres)** on the hills of Umbria.

In addition to the garden, the farm boasts an **Orvieto DOC vineyard** (15.9 ha) that could be exploited by creating a wine cellar in the outbuildings of the property. Under the farmhouse there are then some **olive trees** (about 5,200 sqm) that allow to produce a small amount of oil for private use.

In addition to the vineyard, the farm has large areas of **arable land** (about 20.6 ha) that could be used to plant additional vineyards, olive trees or crops typical of the area for an additional source of income. Completing the property are several plots of **woodland** (10.0 ha) that divide the various fields and the property from its neighbors.





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