

Ref. 2802 – UMBRIAN CHARME ESTATE

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154.8-HA ESTATE WITH VINEYARDS AND CATTLE FARM FOR SALE IN NARNI, UMBRIA

Narni – Terni – Umbria



Interiors
11,604 sqm

Bedrooms
23 (up to 35)

Bathrooms
20 (up to 35)

Swimming pool
14 x 6.5 m

Total land
154.8 ha

Vineyards
24.2 ha

Olive grove
1.5 ha

In the hills of southern Umbria, near the medieval towns of San Gemini and Narni, 154.8-hectare estate with Agriturismo, vineyard and cattle farm for sale. The property has numerous buildings (over 11,000 sqm in total) and the accommodation business is well established with a loyal clientele. The agricultural activities are managed by local companies, but the property has great potential for development due to the presence of numerous buildings in need of renovation.

SUMMARY OF THE PROPERTY

REFERENCE #: 2802 – UMBRIAN CHARME ESTATE

TYPE: estate

CONDITIONS: mostly restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 11,604 square meters (124,859 square feet)

TOTAL ROOMS: 60+

BEDROOMS: 23 (up to 35)

BATHROOMS: 20 (up to 35)

ANNEXES: several agricultural and residential buildings

MAIN FEATURES: Agriturismo, country houses to be restored, restaurant, padel courts, swimming pool, cattle farm, vineyards, wine cellar, olive grove

EXTERIOR: 154.8 hectares (382.5 acres)

VINEYARDS: 24.2 hectares (59.8 acres)

OLIVE GROVE: 1.5 hectares (3.7 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: 14 × 6.5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

San Gemini (5km; 10'), Narni (10km; 15'), Terni (14km; 15'), Amelia (17km; 20'), Orte (24km; 20'), Todi (38km; 40'), Spoleto (40km; 40'), Rieti (47km; 40'), Montefalco (50km; 55'), Trevi (57km; 50'), Orvieto (68km; 55'), Foligno (70km; 1h), Bolsena (75km; 1h), Perugia (77km; 1h), Rome (99km; 1h 25')

CLOSEST AIRPORTS

Perugia San Francesco (78km; 1h), Roma Ciampino (119km; 1h 20'), Roma Fiumicino (124km; 1h 20'), Ancona R. Sanzio (180km; 2h), Firenze A. Vespucci (239km; 2h 30'), Pisa G. Galilei (299km; 3h 5'), Bologna G. Marconi (320km; 3h 15')

UMBRIAN CHARME ESTATE

In the hills of southern Umbria, near the medieval towns of **San Gemini** and **Narni**, **154.8-hectare estate** with **Agriturismo**, **vineyard** and **cattle farm** for sale. The property has numerous buildings (over 11,000 sqm in total) and the accommodation business is well established with a loyal clientele. The **agricultural activities are managed by local companies**, but the property has great **potential for development** due to the presence of numerous buildings in need of renovation.



Access to the property is via an asphalt road (with the exception of a last short section of unpaved road in excellent condition) and basic services are available nearby (approx. 5 km; 10' by car). The location of the property, close to the **E45 highway**, ensures a quick connection to most of Umbria's historic towns.

DESCRIPTION OF THE BUILDINGS

The **Agriturismo** (830 sqm – 8,931 sqft, 5 bedrooms and 7 bathrooms) is a large two-story rural building designed entirely for the reception of guests. On the ground floor is the large restaurant with bar, professional kitchen, three guest bathrooms, service rooms for staff and pantries for products. The first floor, on the other hand, contains four independent apartments:

- **Apt. N°1:** living room, bedroom and bathroom;
- **Apt. N°2:** living room, bedroom and bathroom;
- **Apt. N°3:** living room, two bedrooms and bathroom;
- **Apt. N°4:** entrance hall, living room, bedroom and bathroom.

The **Farmhouse Augusto** (218 sqm – 2,346 sqft, 3 bedrooms and 2 bathrooms) is located not far from the farmhouse and is structured on two floors. Currently, the lower floor is entirely for storage with a small service bathroom but could easily be converted into an independent apartment. On the other hand, the upper floor is divided into two apartments:

- **Apt. N°5:** living room with kitchen, two bedrooms and bathroom;
- **Apt. N°6:** living room with kitchen, bedroom and bathroom.

Farmhouse Nerone (176 sqm – 1,894 sqft, 3 bedrooms and 2 bathrooms) is a two-story rural building divided into two apartments:

- **Apt. N°7:** living room with kitchen, two bedrooms and bathroom;
- **Apt. N°8:** living room with kitchen, bedroom and bathroom.

Also near the farmhouse is the **fitness area** (93 sqm – 1,001 sqft, 2 bathrooms) consisting of a spacious room with equipment and two locker rooms (men's/women's) with bathrooms.

The buildings are surrounded by **15,500 sqm of well-kept gardens** with gravel paths, shade trees, and a **14 × 6.5 m swimming pool** with stone solarium. The property also hosts **two padel courts** that have in recent times been the venue for recognized tournaments and sports activities.

In the southern part of the property, within a garden surrounded by trees, is a **manorial villa** (783 sqm – 8,425 sqft, 5 bedrooms and 4 bathrooms) on two levels in need of renovation. On the ground floor are the reception rooms, kitchen and dining room, while on the second floor are five bedrooms and a large living room. The villa is surrounded by **8,320 sqm of garden** to be recovered, also very suitable for the creation of a swimming pool.

Accompanying the villa are **two large agricultural warehouses** (475 sqm – 5,111 sqft), the volumes of which could be used for the creation of other residential units.

The agricultural portion of the property is located between the farmhouse and the stately villa, in a secluded location away from residential properties. This portion includes the **stables** (5,463 sqm – 58,782 sqft) where **Chianina cows** are raised, a **warehouse** (51 sqm – 549 sqft) and a **vehicle shed** (575 sqm – 6,187 sqft) with an adjoining store and apartment to be renovated (3 bedrooms and 1 bathroom).

Also in the context of the farm are the **wine cellar** (385 sqm – 4,143 sqft), consisting of large rooms for processing and storage of products, a **tool shed** (77 sqm – 828 sqft) and a **farmhouse to be renovated** (202 sqm – 2,173 sqft). The buildings are currently leased to a local company that is involved in vineyard cultivation and wine production. Several **yards for maneuvering vehicles** (3,580 sqm) have been created around the winery.

Toward the northwest of the farmhouse, on the other hand, there is a rural *podere* consisting of a **rustic farmhouse** (401 sqm – 4,315 sqft, 4 bedrooms and 2 bathrooms), which needs to be entirely renovated, a **shed for vehicles** (65 sqm – 699 sqft) and a large **agricultural storage facility** (979 sqm – 10,534 sqft).

Completing the property are **two ruined farmhouses** (831 sqm – 8,941 sqft in total) that once restored could easily accommodate up to six guest apartments to be added to those already present. Each farmhouse is surrounded by an exclusive **private garden to be recovered** (1,400 sqm and 5,720 sqm respectively).

EXTERIOR

The estate stretches in its entirety over approximately **154.8 hectares (382.5 acres)**, distributed almost entirely in a single body extending mainly in a north-south direction.

Excluding the gardens and outbuildings of the buildings, the estate rents out much of the farmland to local companies that take care of the maintenance and harvesting of the fruit. The main crops consist of **vineyards** (approximately 24.2 ha of Grechetto, Chardonnay, Vermentino, Sangiovese, Ciliegiolo and Pinot Noir varieties), **olive groves** (1.5 ha) and **arable land** (102.3 ha) used for growing cereals. The remaining part of the estate is covered by mixed **woodland** (approximately 23.6 ha).





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