

Ref. 2844 – CASTELLO TERRE ARNOLFE

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280-HA ESTATE WITH CASTLE AND FARMHOUSES TO BE RESTORED FOR SALE IN UMBRIA

Acquasparta – Terni – Umbria**Interiors**
14,980 m²**Bedrooms**
80+**Bathrooms**
80+**Total land**
289.4 ha**Period**
10th – 17th century

In a hilly and panoramic position in southern Umbria, medieval hamlet with castle and restaurant for sale. The property consists of several buildings (over 14,000 m², mostly to be restored) scattered within an estate of 289.4 hectares: the possibilities of use are many, from simple agricultural estate with farmhouses and apartments for rent (Agriturismo), to luxury hotel with golf course.

SUMMARY OF THE PROPERTY

REFERENCE #: 2844 – CASTELLO TERRE ARNOLFE

TYPE: estate with medieval castle

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 14,980 square meters (161,184 square feet)

TOTAL ROOMS: 120+

BEDROOMS: 80+

BATHROOMS: 80+

ANNEXES: country houses to be restored, agricultural storages

MAIN FEATURES: medieval castle, farmhouses to renovate, village, stone and brick walls, terracotta floors, original fireplaces, wooden beams, vaulted ceilings, paved courtyard, stately halls, panoramic terraces, large areas of arable land, restaurant, event hall

EXTERIOR: 289.4 hectares (715.1 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private wells

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas + LPG

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

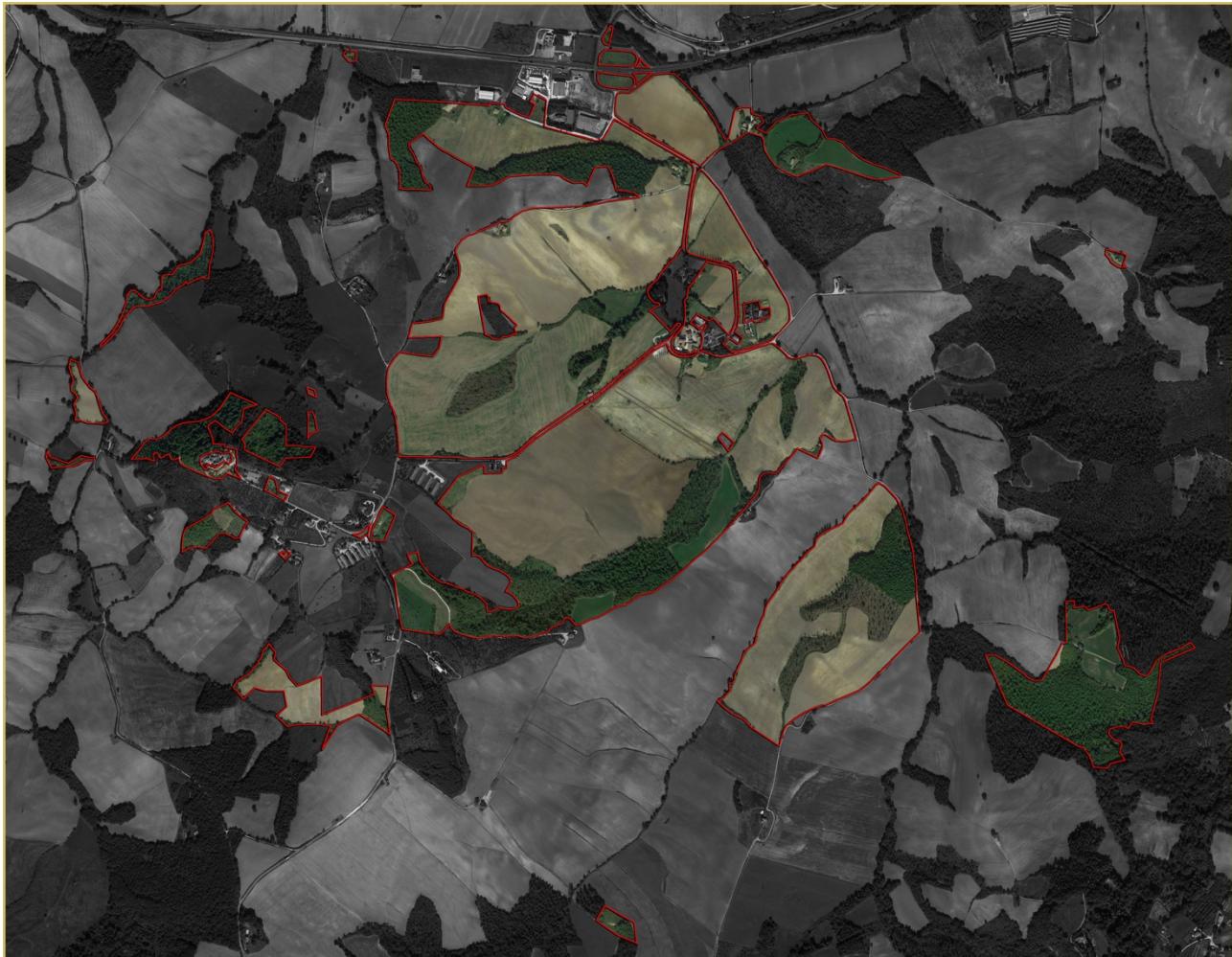
Acquasparta (10km; 10'), Massa Martana (11km; 15'), Todi (17km; 20'), Terni (32km; 30'), Spoleto (32km; 40'), Montefalco (34km; 40'), Narni (34km; 30'), Foligno (43km; 50'), Amelia (42km; 35'), Trevi (51km; 45'), Perugia (53km; 45'), Orvieto (53km; 1h), Assisi (64km; 1h), Bolsena (67km; 1h 10'), Castiglione del Lago (98km; 1h 15'), Rome (110km; 1h 10')

CLOSEST AIRPORTS

Perugia San Francesco (55km; 45'), Roma Ciampino (134km; 1h 40'), Roma Fiumicino (148km; 1h 35'), Ancona R. Sanzio (159km; 1h 50'), Pisa G. Galilei (281km; 3h 10'), Bologna G. Marconi (293km; 3h 20')

CASTELLO TERRE ARNOLFE

In a hilly and panoramic position in southern **Umbria**, medieval **hamlet** with **castle** and **restaurant** for sale. The property consists of several buildings (over 14,000 m², mostly to be restored) scattered within an estate of **289.4 hectares**: the possibilities of use are many, from simple agricultural estate with farmhouses and apartments for rent (**Agriturismo**), to **luxury hotel with golf course**.



The property is easily accessible by asphalt road and the location is very convenient as it is close to **Acquasparta**, where all necessary services are available. In addition, a detail not to be underestimated, the castle is located just over a kilometer from the junction of the **E45 highway**, which allows one to reach **Rome** in just over an hour.

DESCRIPTION OF THE BUILDINGS

The **castle** (2,700 m² – 29,052 ft²) is an imposing building of medieval original placed on the top of a hill, overlooking the entire valley. The earliest certain records of the fortress date from **962** with a deed signed by **Emperor Otto II**, but the castle's present appearance is the result of two successive reconstructions and extensions dating between the **14th** and **16th centuries**. The castle's military function finally ceased in the early 18th century, when the building was fully consolidated and renovated before being converted into a farm.

The building retains much of its original finish, preserved through restoration and conservation over the years. Particularly striking are the halls in the basement characterized by immense vaulted ceilings and the central courtyard, a perfect location for weddings and private events. On the upper

floors the halls are those typical of aristocratic settings, with coffered ceilings and plastered walls.

The **hamlet** (3,310 m² – 35,615 ft²) that houses the castle consists of numerous dwellings, divided into independent apartments and cieloterra, very suitable for what is now called "**albergo diffuso**" (dispersed hotel) The buildings are mostly typical medieval dwellings with typical features and are arranged on the various terraces that mark the slope.

A short distance from the castle is a **restaurant** (860 m² – 9,253 ft²) that can accommodate numerous guests inside and is perfect, in addition to being a simple restaurant open to patrons, for ceremonies and events.

Not far from the main hamlet, the property also includes **several storages** (2,000 m² – 21,520 ft²), mostly in need of renovation, also located within a very characteristic medieval hamlet. The large surfaces, combined with the charm of the location, would easily allow the creation of many more guest apartments.

Scattered around the estate are then several **country houses** (5,820 m² – 62,623 ft² in total) that were once the homes of the farmers who tended the fields and crops. The buildings have been uninhabited for quite some time and are in need of major restoration and renovation, while retaining most of the salient and typical features of the properties.

Completing the property are several **agricultural warehouses** (290 m² – 3,120 ft²), which are used as a shelter for tools for vehicles.

EXTERIOR

The estate stretches in its entirety for about **289.4 hectares (715.1 acres)** placed in a hilly position with excellent exposure to the sun. All around the castle, the land consists mainly of arable surfaces with very gentle slopes and in the past the possibility of converting this immense area into a beautiful **golf course** (on the model of **Antognolla** in Umbertide) had been proposed.

Alternatively, the **arable land** (220.3 ha) is easily exploitable for the cultivation of typical local products (cereals, vegetables) or specialized crops such as vines and olive trees. The rest of the farm already includes a small **olive grove** (2.9 ha) and large portions of **woodland** (66.2 ha) that create interesting opportunities for outdoor activities (hiking, mountain biking...).



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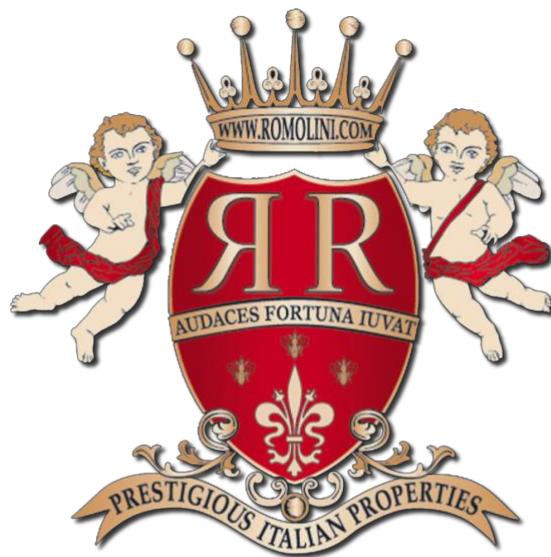
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