

ESTATE WITH HORSE STABLES, VINEYARDS AND OLIVE GROVE FOR SALE IN ORVIETO, UMBRIA

Orvieto – Terni – Umbria



Interiors
1,063 m²

Bedrooms
6

Bathrooms
9

Swimming pool
10 × 5 m

Total land
45.9 ha

Vineyards
1.8 ha

Olive grove
400 trees

On the hills of Orvieto, in southern Umbria and one hour and a half from Rome, 45.9-hectare estate for sale. Renovated in recent years and finished with fine materials, the property consists of three buildings (including stables for the horses) and is perfect both as a private home and as an income property thanks to the presence of three separate residential units. The agricultural land surrounds the buildings and includes an Orvieto DOC vineyard and 400 olive trees as well as forest paths and fields suitable for horses.

SUMMARY OF THE PROPERTY

REFERENCE #: 2954 – TENUTA DELLA MUSA

TYPE: estate

CONDITIONS: restored (2023)

LOCATION: hilly, panoramic

ACCESS: well-maintained unpaved road (500 m)

INTERIORS: 1,063 square meters (11,438 square feet)

TOTAL ROOMS: 20

BEDROOMS: 6

BATHROOMS: 9

ANNEXES: guesthouse, stables

MAIN FEATURES: stone and brick walls, wooden beams, vaulted ceilings, terracotta floors, marble bathrooms, fireplaces, porches, alarm system, swimming pool, garden, Orvieto DOC vineyards, olive grove, horse stables, outdoor arena

EXTERIOR: 45.9 hectares (113.4 acres)

VINEYARDS: 1.8 hectares (4.4 acres)

OLIVE GROVE: 400 trees

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 5 m

ELECTRICITY: already connected + photovoltaic system (34 kW)

WATER SUPPLY: natural spring

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 68.42 kWh/m²year)

HEATING SYSTEM: under the floor + air conditioning + heat pump

CLOSEST CITIES AND TOWNS

Orvieto (5km; 10'), Baschi (16km; 25'), Civita di Bagnoregio (25km; 40'), Bolsena (30km; 40'), Todi (39km; 50'), Città della Pieve (46km; 45'), Viterbo (62km; 1h), Castiglione del Lago (69km; 1h), Montepulciano (70km; 1h), Radicofani (75km; 1h 10'), Terni (77km; 1h), Pienza (81km; 1h 15'), Montalcino (98km; 1h 30'), Rome (123km; 1h 40')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h 15'), Roma Ciampino (136km; 1h 30'), Firenze A. Vespucci (185km; 2h 10'), Pisa G. Galilei (245km; 2h 50'), Roma Fiumicino (150km; 1h 30'), Bologna G. Marconi (267km; 3h)

TENUTA DELLA MUSA

On the hills of **Orvieto**, in southern **Umbria** and one hour and a half from Rome, **45.9-hectare estate** for sale. Renovated in recent years and finished with fine materials, the property consists of three buildings (including stables for the horses) and is perfect both as a private home and as an income property thanks to the presence of three separate residential units. The agricultural land surrounds the buildings and includes an **Orvieto DOC vineyard** and **400 olive trees** as well as forest paths and fields suitable for horses.

Access is via a short well-maintained unpaved and from the property you can easily reach Orvieto (less than ten minutes) where all necessary services are available (schools, supermarkets, hospital, pharmacies...). In less than an hour's drive you can then reach many art cities of **Tuscany** and **Umbria**, which makes the property very attractive also from the tourist-receptive point of view.

DESCRIPTION OF THE BUILDINGS

The **main villa** (478 m² – 5,143 ft², 3 bedrooms and 5 bathrooms) is a large historic building, which once belonged to a famous count of Orvieto. The structure was entirely renovated in 2023 and in excellent condition, structured on two floors. On the lower level are large representative rooms, the laundry, two bathrooms (one covered in marble, the other in wainscoting) as well as a beautiful kitchen equipped with modern, state-of-the-art appliances. On the upper level, on the other hand, is the sleeping area consisting of three bedrooms with en-suite marble bathrooms (the master also has a private walk-in closet). All the rooms enjoy dramatic views of the surrounding countryside, while five of them are equipped with in-wall speakers.

The villa is surrounded by an **exclusive garden of 3,600 m²** that houses a convenient parking area and the **10 × 5 m swimming pool** with terracotta solarium.

The **rustic farmhouse** (272 m² – 2,927 ft², 3 bedrooms and 3 bathrooms) located not far from the villa houses some storage rooms on the ground floor as well as two apartments (one on each floor). On the ground floor there is also a semi-open *forno* in its original non-improved state containing the estate's wood oven (still functional) as well as a smaller room which anticipates an outdoor bathroom. While currently used for storage, this 40-m² area can be developed for habitation or agricultural purposes. The apartment on the first floor consists of living room, dining room with kitchen, two bedrooms and two bathrooms.

This building also has an **exclusive outdoor garden (about 3,500 m²)** with parking behind the house.

For enthusiasts, the property also has **stables with 8 stalls** (160 m² – 1,722 ft²) and a **large barn** (153 m² – 1,646 ft²) with tool storage, bathroom and hay storage. The roof of the stables houses the **34-kW photovoltaic system** (mounted so that it is not visible from anywhere on the property). The volumes could be reconfigured for other use more in line with the buyers' needs. Not far away is an **outdoor working arena** for training.

In the vicinity of the villa is the **original cellar** (115 m² – 1,237 ft²) which leads to the grotto formerly used for storing wine, olive oil and other produce of the estate. It has fallen into disrepair; however, it offers great potential as it can be used for numerous purposes. While currently 115 m², it can be extended another 300+ m² should the purchaser wish to pursue vinification or other agricultural endeavors.

EXTERIOR

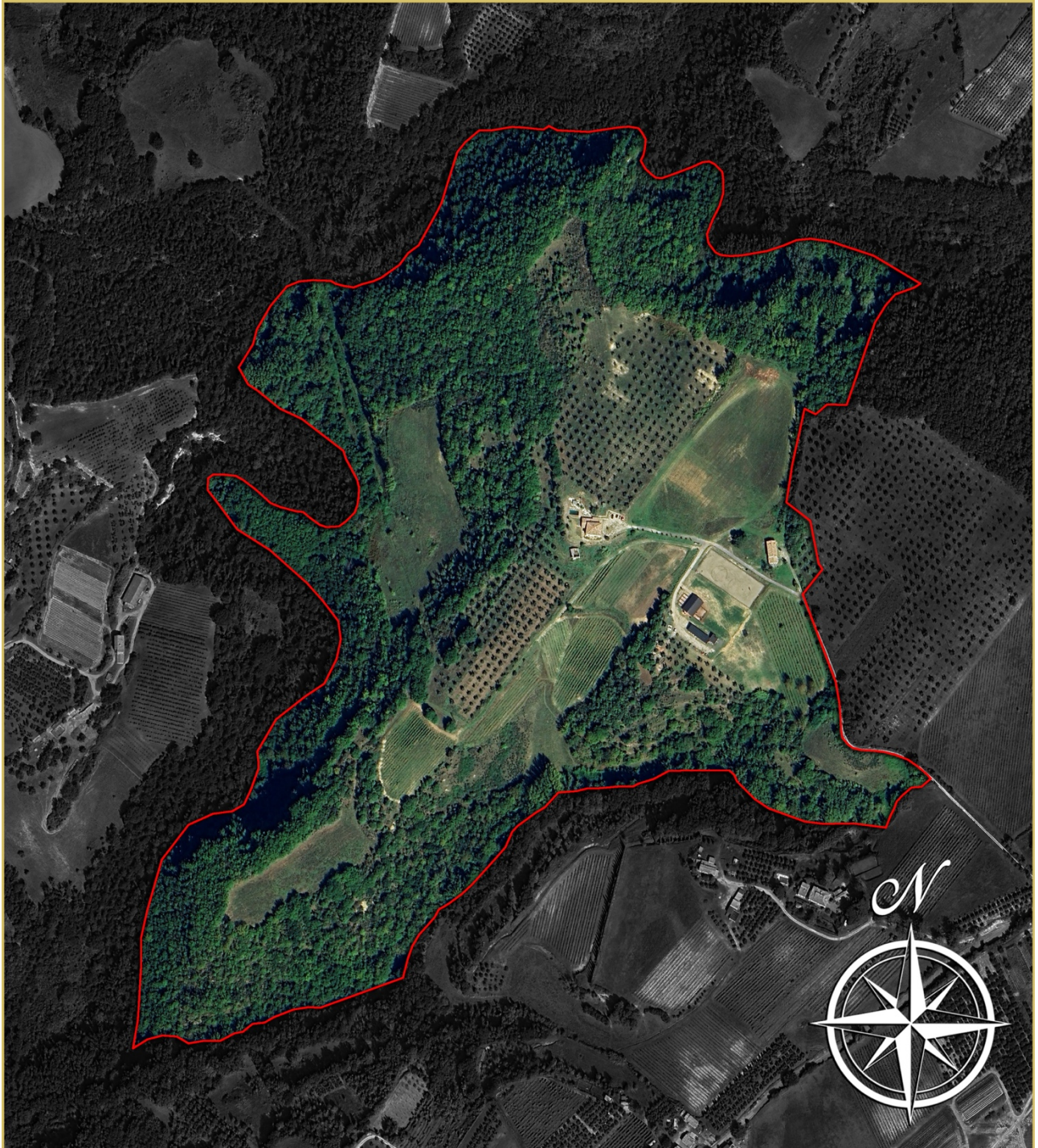
The estate covers a total area of **45.9 hectares (113.4 acres)** placed on a slight hillside near Orvieto. The **vineyard** (1.2 ha) consists of a portion intended for the production of **Orvieto DOC Bianco** wine (Grechetto, Malvasia, Trebbiano, Verdello) and one for **Umbria IGT Rosso** (Cabernet Franc, Sangiovese, Syrah). The vines for Orvieto DOC are older (as much as 50 years old)

while the rest of the vineyard was replanted between 2021 and 2024.

The **olive grove** (4.5 ha) has about **400 trees** and can produce in a good season up to 750/800 kg of excellent oil.

The rest of the property is covered mostly by **woods** (26.0 ha) that, other than being rich in truffles, include beautiful trails suitable for hiking and/or biking and provide great privacy and confidentiality. The fields (12.9 ha), on the other hand, are devoted to arable/grazing land and are also very suitable if one wanted to create animal fences.

MAP OF THE ESTATE







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IMMOBILIARE



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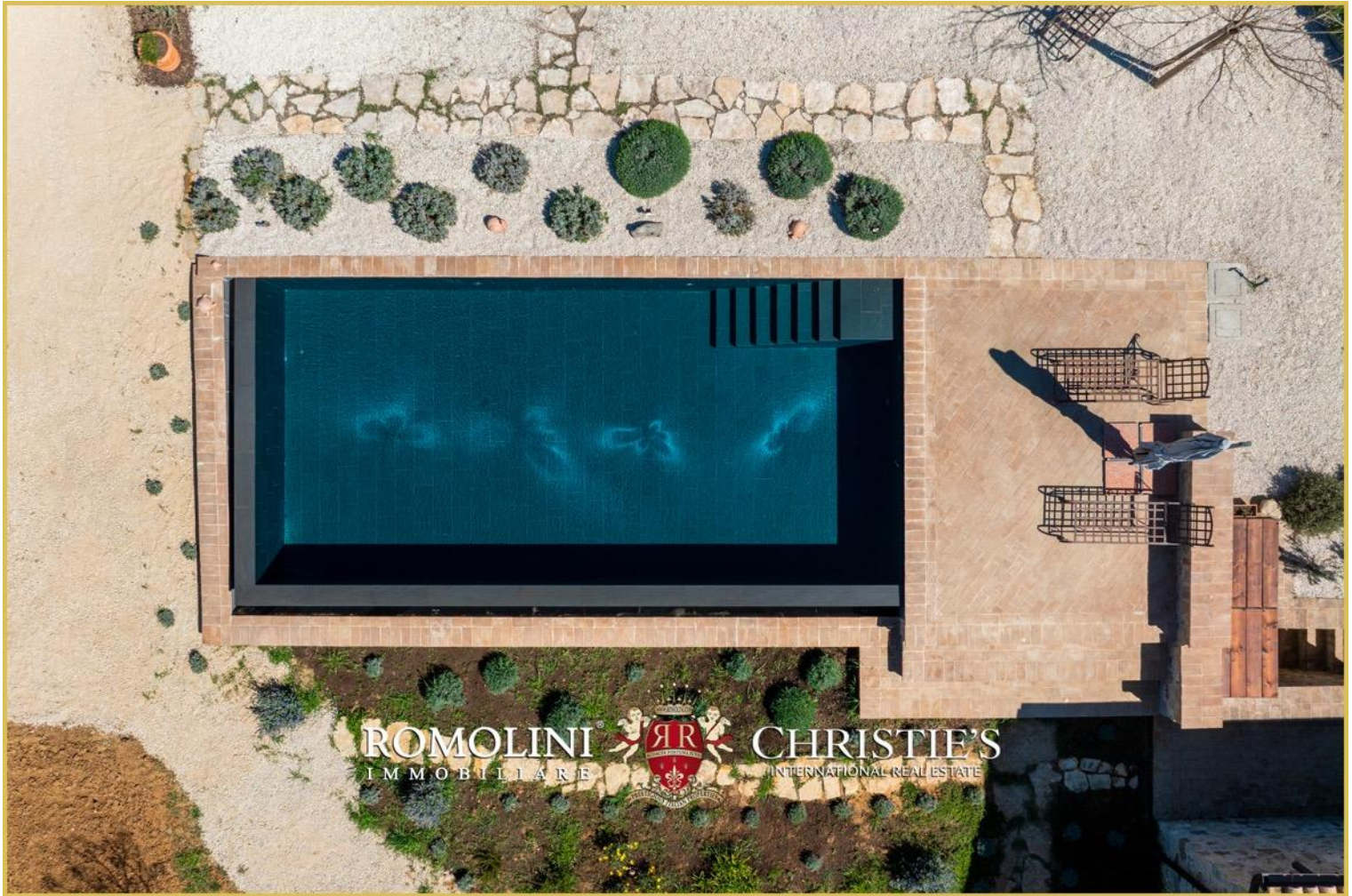


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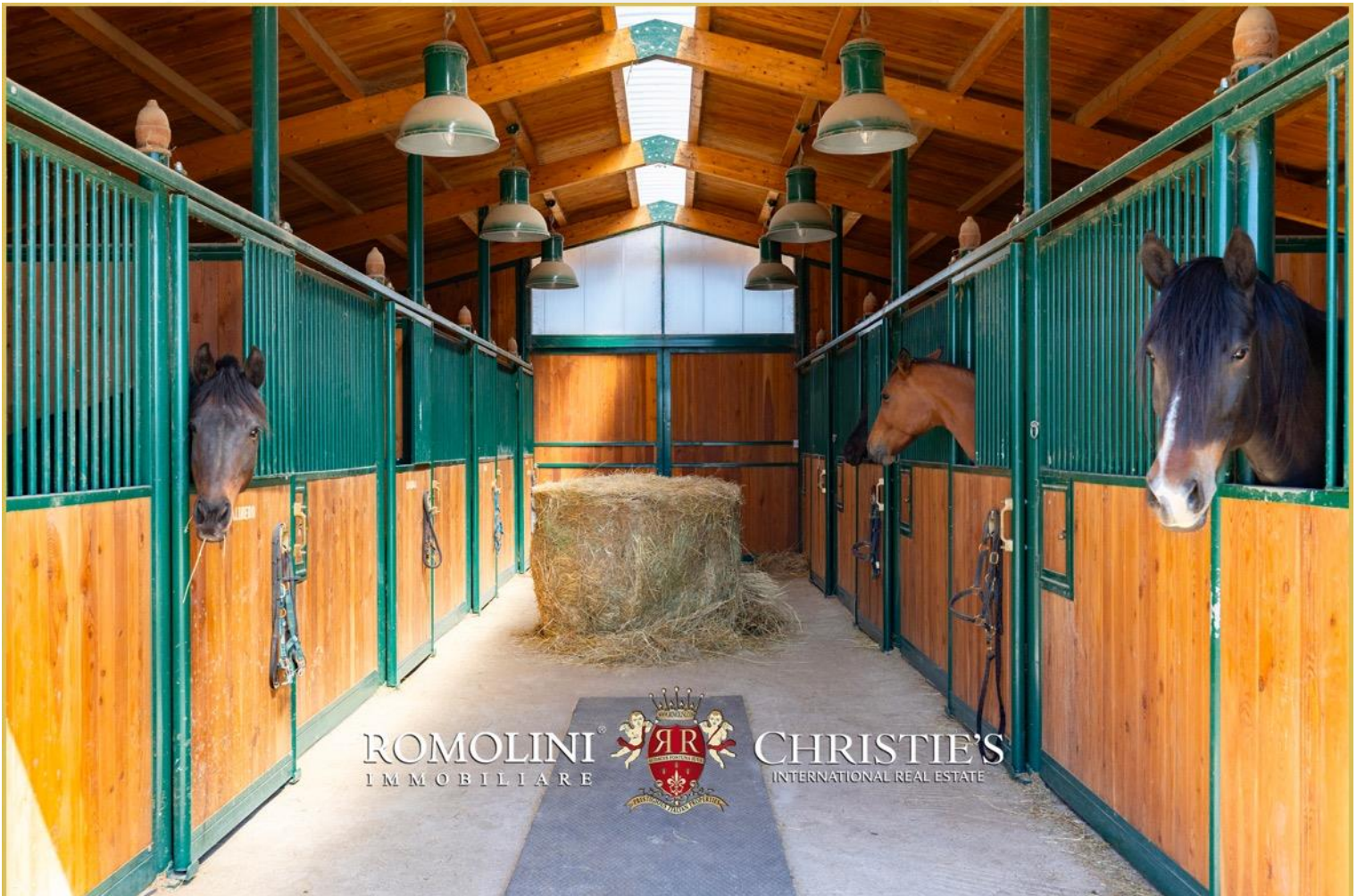
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