

ESTATE WITH MANORIAL VILLA AND ORGANIC OLIVE GROVE FOR SALE IN UMBRIA, TRASIMENO

Piegaro – Perugia – Umbria



Interiors
2,202 m²

Bedrooms
19

Bathrooms
17

Total land
64.3 ha

Olive grove
9,000 trees

In the green heart of Umbria, in a privileged position between the shores of Lake Trasimeno and the Tuscan border, lies this prestigious historic estate for sale, a property of exceptional charm where agricultural tradition, natural beauty and architectural elegance blend in perfect harmony. The estate extends over approximately 64.3 hectares of land and includes a complex of historic buildings totaling over 2,200 m², comprising a refined 19th-century manor villa, several traditional farmhouses now converted into elegant residences, a historic olive mill still in operation and various buildings connected to the agricultural activity. Completing the property is a magnificent certified organic olive grove with around 9,000 trees producing high-quality extra-virgin olive oil.

SUMMARY OF THE PROPERTY

REFERENCE #: 2960 – TENUTA ORLANDO

TYPE: estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (850 m)

INTERIORS: 2,202 square meters (23,758 square feet)

TOTAL ROOMS: 46

BEDROOMS: 19

BATHROOMS: 17

ANNEXES: several buildings

MAIN FEATURES: stone and brick walls, wooden beams, brick arches, terracotta floors, vaulted ceilings, fireplaces, gardens, olive grove, olive mill

EXTERIOR: 64,3 hectares

OLIVE GROVE: 9,000 trees

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Panicale (8km; 15'), Città della Pieve (10km; 15'), Piegaro (13km; 20'), Castiglione del Lago (17km; 20'), Montepulciano (32km; 40'), Pienza (44km; 55'), Perugia (48km; 55'), Orvieto (56km; 55'), Bolsena (76km; 1h 15'), Siena (93km; 1h 20')

CLOSEST AIRPORTS

Perugia San Francesco (56km; 55'), Firenze A. Vespucci (150km; 1h 50'), Roma Ciampino (178km; 2h 35'), Roma Fiumicino (192km; 2h 25'), Pisa G. Galilei (211km; 2h 30'), Bologna G. Marconi (232km; 2h 45')

TENUTA ORLANDO

In the green heart of **Umbria**, in a privileged position between the shores of **Lake Trasimeno** and the Tuscan border, lies this prestigious **historic estate** for sale, a property of exceptional charm where agricultural tradition, natural beauty and architectural elegance blend in perfect harmony. The estate extends over approximately **64.3 hectares of land** and includes a complex of historic buildings totaling over 2,200 m², comprising a refined 19th-century manor villa, several traditional farmhouses now converted into elegant residences, a historic **olive mill** still in operation and various buildings connected to the agricultural activity. Completing the property is a magnificent certified organic **olive grove with around 9,000 trees** producing high-quality extra-virgin olive oil.

The property enjoys a particularly strategic location in one of the most authentic areas of Umbria, only a short distance from **Lake Trasimeno** and close to the Tuscan border. From here it is easy to reach some of the most beautiful historic towns in central Italy.

The origins of the estate date back to the late 19th century, when the elegant manor villa was built, still today the dominant architectural element of the property. Constructed around 1880, the villa is a beautiful example of rural noble architecture, characterized by balanced proportions and refined yet sober lines, carefully restored to preserve its historic character. During the early decades of the 20th century, the traditional farmhouse was added, built according to the classic rural building techniques of the area, with stone walls, terracotta roofs and loggias opening onto the surrounding countryside. The historic oil mill, still active today, bears witness to the long-standing agricultural vocation of the estate and to a tradition of olive oil production passed down through generations.

This extraordinary Umbrian estate represents a rare opportunity for those wishing to invest in an authentic and prestigious property in central Italy. Whether transformed into a charming high-end resort or maintained as an exclusive private residence immersed in nature, the estate offers remarkable development potential.

Owning this property means becoming the custodian of a unique heritage where scenic beauty, agricultural tradition, environmental sustainability and refined living come together in one of the most fascinating regions of Italy.

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (372 m² – 4,003 ft², 5 bedrooms and 5 bathrooms), arranged over three floors, welcomes guests in elegant and bright interiors. The ground floor features spacious living areas with large arched openings that frame the rolling Umbrian landscape and create a pleasant continuity between the interiors and the surrounding gardens. The upper floors host the sleeping quarters with comfortable bedrooms, bathrooms and additional living spaces, many of which enjoy enchanting views over the countryside.

Nest to the villa, in the garden, are **two outbuildings** (95 m² – 1,022 ft²) that can be used as shelter for gardening tools and/or storages.

The **historic farmhouse** (402 m² – 4,325 ft², 9 bedrooms and 6 bathrooms) has been cleverly divided into five independent apartments, each maintaining the authentic rustic character of traditional Umbrian architecture while offering comfortable and functional living spaces.

- **Apt. Perugino:** living room, dining room with kitchen, bedroom and bathroom;
- **Apt. Pinturicchio:** living room with kitchen, laundry, two bedrooms and bathroom;
- **Apt. Raffaello:** living room with kitchen, two bedrooms and two bathrooms;
- **Apt. Signorelli:** living room with kitchen and porch, two bedrooms and bathroom;
- **Apt. Vasari:** living room with kitchen, two bedrooms and bathroom.

The **oil mill building** (384 m² – 4,132 ft², 3 bedrooms and 3 bathrooms) represents the productive heart of the estate: the ground floor houses the machinery for cold pressing olives, while the upper floor accommodates additional independent apartments.

- **Apt. Botticelli:** living/dining room, kitchen, bedroom and bathroom;
- **Apt. Tiziano:** living room with kitchen, two bedrooms and bathroom.

Various **service buildings and technical areas** (335 m² – 3,605 ft²) connected with the processing and storage of olive oil complete this sector of the property.

A **more recent building** (370 m² – 3,981 ft², 2 bedrooms and 3 bathrooms) includes two apartments on the upper floor (both with a covered terrace), while the ground floor provides large storage areas and warehouses useful for agricultural activities.

- **Apt. Donatello:** living room, kitchen, bedroom and bathroom;
- **Apt. Ghirlandaio:** living room, kitchen, bedroom and two bathrooms;

Finally, a spacious **shed** (250 m² – 2,690 ft²) overlooking a small **artificial lake** is currently used for the storage of agricultural equipment and vehicles.

EXTERIOR

The land surrounding the buildings extends for about **64.3 hectares (158.8 acres)** and forms a landscape of remarkable beauty and productivity. The highlight of the estate is undoubtedly the extensive organic **olive grove** covering about 42.4 hectares and hosting approximately **9,000 trees** of the prized Leccino, Moraiolo, Frantoio and Dolce Agogia varieties. The olive grove is managed according to **certified organic and biodynamic principles** and produces an excellent extra-virgin olive oil, currently managed through a lease agreement with a well-known company specialized in organic olive oil production.

The agricultural land also includes a walnut grove of about 4.0 hectares, which further diversifies the production, and approximately 17.0 hectares of oak woodland that create pleasant natural areas with centuries-old trees and scenic paths through the forest.

















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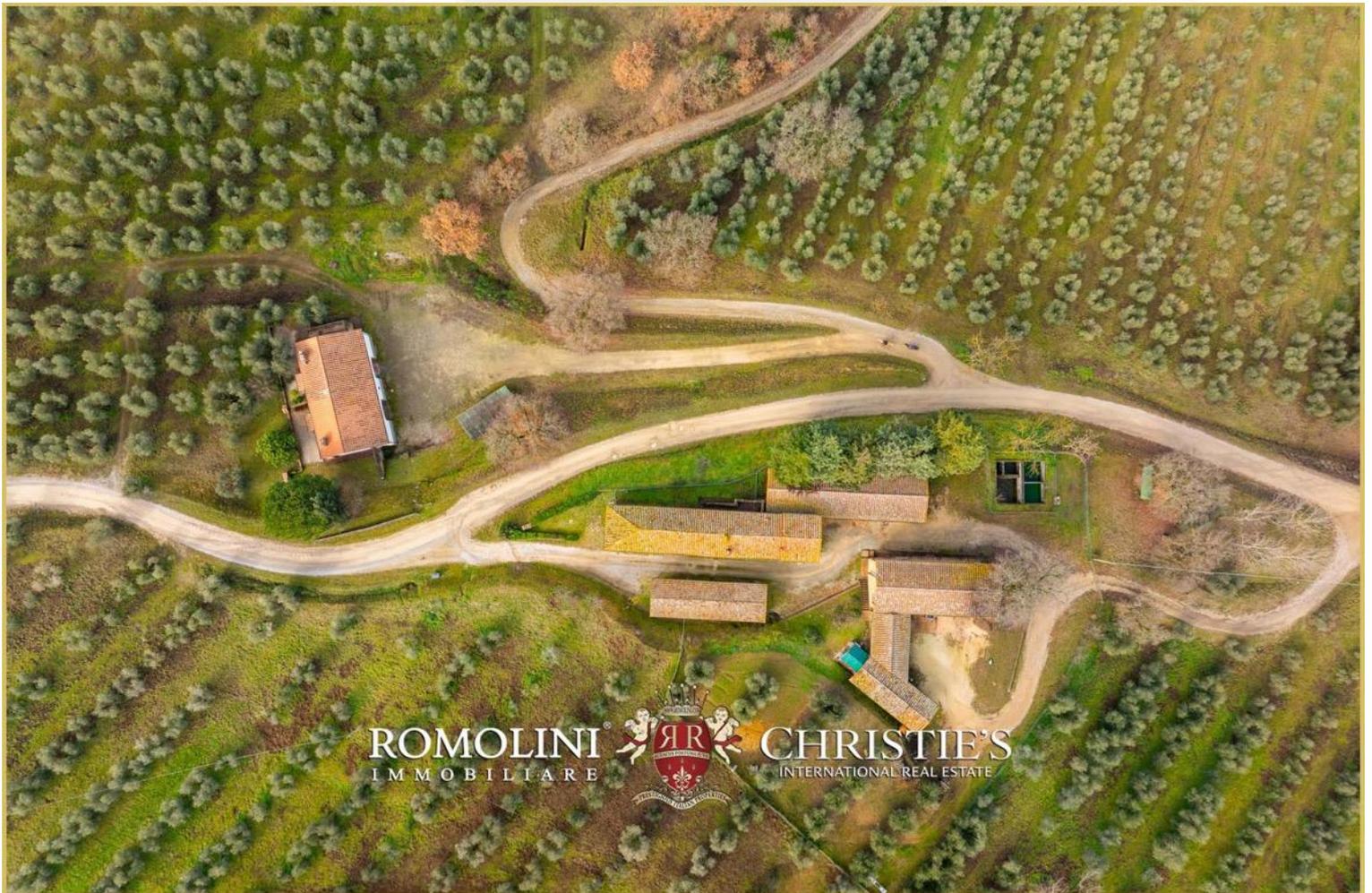
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