

69.8-HA ESTATE WITH AGRITURISMO FOR SALE LESS THAN ONE HOUR FROM ROME

Otricoli – Terni – Umbria



Interiors
6,452 m²

Bedrooms
30

Bathrooms
24

Total land
69.8 ha

Swimming pool
15 × 7 m | 12 × 5 m

On the hills at the border between Umbria and Lazio, in a quiet and panoramic location less than an hour from Rome, 69.8-hectare estate is for sale. The property consists of numerous residential and agricultural buildings (over 6,400 m²) and has 30 bedrooms for guest accommodation, two swimming pools, a tennis court, and large well-maintained gardens. The extensive agricultural land allows for typical local crops as well as animal breeding.

SUMMARY OF THE PROPERTY

REFERENCE #: 2964 – TENUTA DOMITILLA

TYPE: estate

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 6,452 square meters (69,424 square feet)

TOTAL ROOMS: 62

BEDROOMS: 30

BATHROOMS: 24

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: historical villa, parquet flooring, stone fireplaces, vaulted ceilings, panoramic terraces, gardens, swimming pools, tennis court, agricultural land, agricultural warehouses

EXTERIOR: 69.8 hectares (172.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 7 m | 12 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 108.31 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (1,5km; 2'), Magliano Sabina (6km; 10'), Calvi dell'Umbria (10km; 15'), Otricoli (16km; 20'), Civita Castellana (17km; 20'), Narni (27km; 35'), Amelia (40km; 40'), Terni (50km; 45'), Rieti (51km; 1h), Orvieto (68km; 55'), Rome (70km; 50'), Civitavecchia (106km; 1h 30'), Perugia (118km; 1h 30')

CLOSEST AIRPORTS

Roma Ciampino (90km; 1h 10'), Roma Fiumicino (104km; 1h 10'), Perugia San Francesco (119km; 1h 30'), Ancona R. Sanzio (222km; 2h 30'), Pisa G. Galilei (298km; 3h)

TENUTA DOMITILLA

On the hills at the border between **Umbria** and **Lazio**, in a quiet and panoramic location **less than an hour from Rome**, **69.8-hectare estate** is for sale. The property consists of numerous residential and agricultural buildings (over 6,400 m²) and has **30 bedrooms** for guest accommodation, **two swimming pools**, a **tennis court**, and large well-maintained **gardens**. The extensive agricultural land allows for typical local crops as well as **animal breeding**.



The company is located in the countryside, about 2 minutes away from a small town that offers basic services for everyday needs. Nearby are also centers of significant historical and artistic interest, including the medieval village of **Calvi dell'Umbria** and **Otricoli** with its Roman archaeological park. The **A1 motorway** is a fifteen-minute drive from the property and allows reaching Rome in less than an hour.

DESCRIPTION OF THE BUILDINGS

The **main villa** (855 m² – 9,200 ft², 9 bedrooms and 7 bathrooms) is a noble-style building dating back to the mid-1700s, completely renovated. The building is spread over four floors connected by a convenient elevator.

- **Basement:** technical rooms and caretaker's apartment (living room with kitchenette, two bedrooms, and bathroom);
- **Ground floor:** entrance, living room with fireplace, game room, lounge, dining room, kitchen, breakfast room, and bathroom;
- **First floor:** entrance, living room, two bedrooms with private bathrooms, and two bedrooms with shared bathrooms;
- **Second floor:** living room, bedroom with private bathroom, and two bedrooms with shared bathrooms.

The villa is surrounded by a private park and features a **15 × 7 m swimming pool** with a dedicated pool house.

Villa Bonifacio (1,675 m² – 18,023 ft², 12 bedrooms and 8 bathrooms) is a large building on three levels housing four independent guest apartments.

- **Apt. A:** living room with open kitchen, three bedrooms, two bathrooms, and large terrace;
- **Apt. B:** living room with open kitchen, three bedrooms, two bathrooms, and large terrace;
- **Apt. C:** living room with open kitchen, three bedrooms, and two bathrooms and large terrace;

- **Apt. D:** living room with open kitchen, three bedrooms, and two bathrooms and large terrace.

A **large garage** (over 1,000 m² in total) is located in the basement, very useful both for storing agricultural machinery and cars of the above apartments. Service rooms include some storage rooms on the ground floor.

Villa Urbano (310 m² – 3,336 ft², 4 bedrooms, and 3 bathrooms) is a standalone building for guest accommodation:

- **Ground floor:** entrance, spacious living room, kitchen, bedroom, and bathroom;
- **First floor:** three bedrooms and two bathrooms.

Villa Celestino (150 m² – 1,614 ft², 1 bedroom, and 3 bathrooms) is situated in the northern part of the property and has been renovated over two floors:

- **Ground floor:** storage rooms and two bathrooms;
- **First floor:** entrance, kitchen, living room, bedroom, and bathroom.

Near the small house, surrounded by trees, there is a synthetic tennis court.

Villa Benedetto (327 m² – 3,518 ft², 4 bedrooms, and 3 bathrooms)

- **Ground floor:** entrance, large living room with pergola, kitchen, and bedroom with bathroom;
- **First floor:** three bedrooms and two bathrooms.

The house has an exclusive **12 × 5 m swimming pool**.

The property is completed by numerous **agricultural annexes** (3,135 m² – 33,733 ft²) including old animal stalls, agricultural sheds, and tool storage.

EXTERIOR

The estate covers approximately **69.8 hectares (172.5 acres)** on a hilly position with good sun exposure. Excluding the gardens and yards belonging to the residences (about 7.3 ha), the company mainly comprises **forests** (35.5 ha) and **arable/pasture land** (26.0 ha) suitable for planting typical crops of the area.

The presence of fields and large sheds/stalls would also allow for animal husbandry.







ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE











ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

























ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE



ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI®
IMMOBILIARE

RR
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE

RR
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE











ROMOLINI[®]
IMMOBILIARE



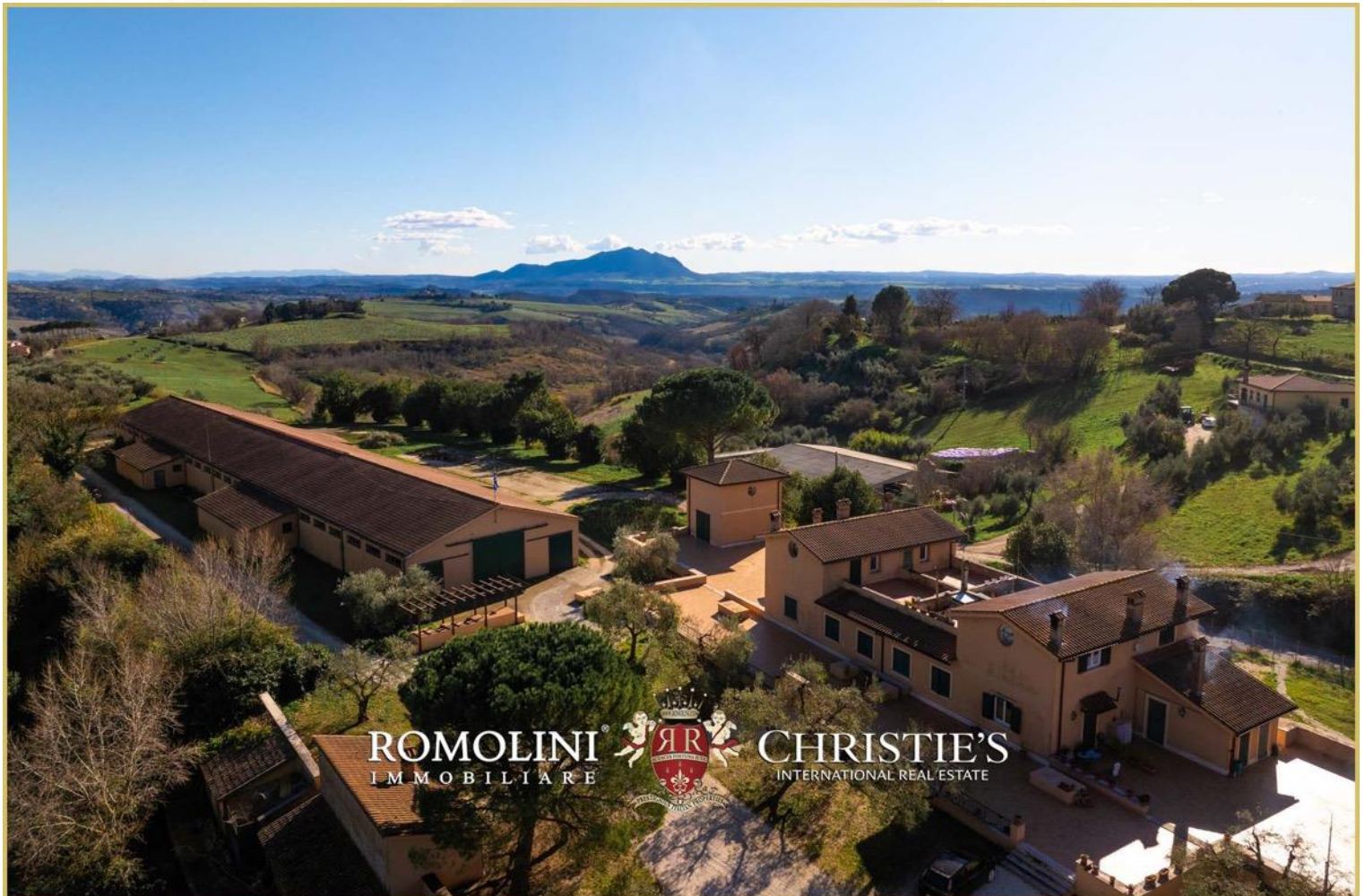
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE



ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
I M M O B I L I A R E

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com