



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 864 – **AGRITURISMO ORTENSIA**

AGRITURISMO WITH STABLES FOR SALE IN UMBERTIDE, UMBRIA

Umbertide – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
918 sqm

Bedrooms
12

Bathrooms
14

Swimming pool
15 x 12.5 m

Land
13.6 ha

Olive grove
2,800 trees

In the hills of Umbria, not far from Umbertide, organic farm of 13.6 hectares with Agriturismo and riding stables for sale. The residential buildings, renovated in recent years, have been divided into apartments and guest bedrooms and include a large restaurant. The land is all organically cultivated and contains 2,800 olive trees and a paddock for horses in front of the stable.



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SUMMARY OF THE PROPERTY

REFERENCE #: 864 – AGRITURISMO ORTENSIA

TYPE: estate with Agriturismo and stables

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (600 m)

INTERIORS: 918 square meters (9,877 square feet)

TOTAL ROOMS: 27

BEDROOMS: 12

BATHROOMS: 14

ANNEXES: guesthouse, stable

MAIN FEATURES: original stone building, terracotta flooring, wooden beams and terracotta tiles on the ceilings, fireplace, exposed stone, arches, horse stables with paddock, olive grove, certified organic methods, swimming pool, graveled parking area, well maintained garden

LAND: 13.6 hectares (33.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 x 12.5 m

ELECTRICITY: already connected

WATER SUPPLY: private wells (2)

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Umbertide (6km; 10'), Montone (12km; 15'), Pietralunga (24km; 35'), Città di Castello (25km; 25'), Perugia (37km; 35'), Magione (39km; 40'), Sansepolcro (41km; 35'), Cortona (44km; 55'), Assisi (50km; 45'), Arezzo (63km; 55'), Montepulciano (73km; 1h 15'), Pienza (87km; 1h 30'), Montalcino (107km; 1h 50'), Siena (117km; 1h 35'), Florence (142km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (36km; 30'), Firenze A. Vespucci (151km; 1h 45'), Grosseto C. Baccarini (192km; 2h 25'), Bologna G. Marconi (215km; 2h 15'), Roma Ciampino (216km; 2h 15'), Pisa G. Galilei (222km; 2h 50'), Roma Fiumicino (240km; 2h 32')

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AGRITURISMO ORTENSIA

In the hills of Umbria, not far from **Umbertide**, **organic farm** of **13.6 hectares** with **Agriturismo** and riding stables for sale. The residential buildings, renovated in recent years, have been divided into apartments and guest bedrooms and include a **large restaurant**. The land is all organically cultivated and contains **2,800 olive trees** and a **paddock** for horses in front of the stable.

The property is located not far from the services, available down towards the **Tiber Valley** (6km; 10'), and from many of the best-known art cities of **Tuscany** and **Umbria** (Città di Castello, Perugia, Cortona, Assisi, Pienza, Siena...).

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (542 sqm – 5,832 sqft, 9 bedrooms and 11 bathrooms), dating back to the 19th century, has been entirely renovated and converted into an Agriturismo. The common areas include the reception, a large restaurant hall with professional kitchen, staff bathrooms, guest bathrooms and a spacious hobby room on the first floor. Five bedrooms (all with their own private bathroom) and four apartments are available for guests:

- **Apt. N°1** (34 sqm – 366 sqft): living room with kitchen, bedroom and bathroom;
- **Apt. N°2** (33 sqm – 355 sqft): living room with kitchen, bedroom and bathroom;
- **Apt. N°3** (49 sqm – 527 sqft): living room, kitchen, bedroom and bathroom;
- **Apt. N°4** (47 sqm – 506 sqft): living room, kitchen, bedroom and bathroom.

An old farm outbuilding has instead been converted into a **charming guesthouse** (174 sqm – 1,872 sqft, 3 bedrooms and 3 bathrooms) that houses two large recreation rooms for guests, a bedroom and an apartment currently inhabited by the owners but easily adaptable to accommodate guests:

- **Apt. N°5** (87 sqm – 936 sqft). large living room with dining area, kitchenette, cloakroom, two bedrooms and two bathrooms.

Not far from the two buildings, surrounded by a terracotta solarium and a **well-kept garden** (approx. 3,800 sqm), is the **15 x 12.5 m swimming pool**, ideal for cooling off on hot summer days.

To the south of the buildings, in a flat position, is a **large stable** (202 sqm – 2,173 sqft) with six stalls for the horses (complete with drinking and eating trough), an outdoor paddock, a tool storage and a shed with a shower for the animals.

EXTERIORS

The estate covers a total area of **13.6 hectares (33.6 acres)**, spread over the surrounding hills. Most of the land is covered by arable land and pastures (9.4 ha), further proof of the estate's equestrian vocation, with small areas covered by trees (0.3 ha).

The farm's land is all managed using organic methods certified by ICEA, including the large **olive grove** (about **2,800 trees**, many newly planted) that produces an excellent extra-virgin oil that is then served in the farm restaurant.

A convenient **gravel yard** (600 sqm) is located at the entrance to the property and allows guests to park several cars just outside the buildings.













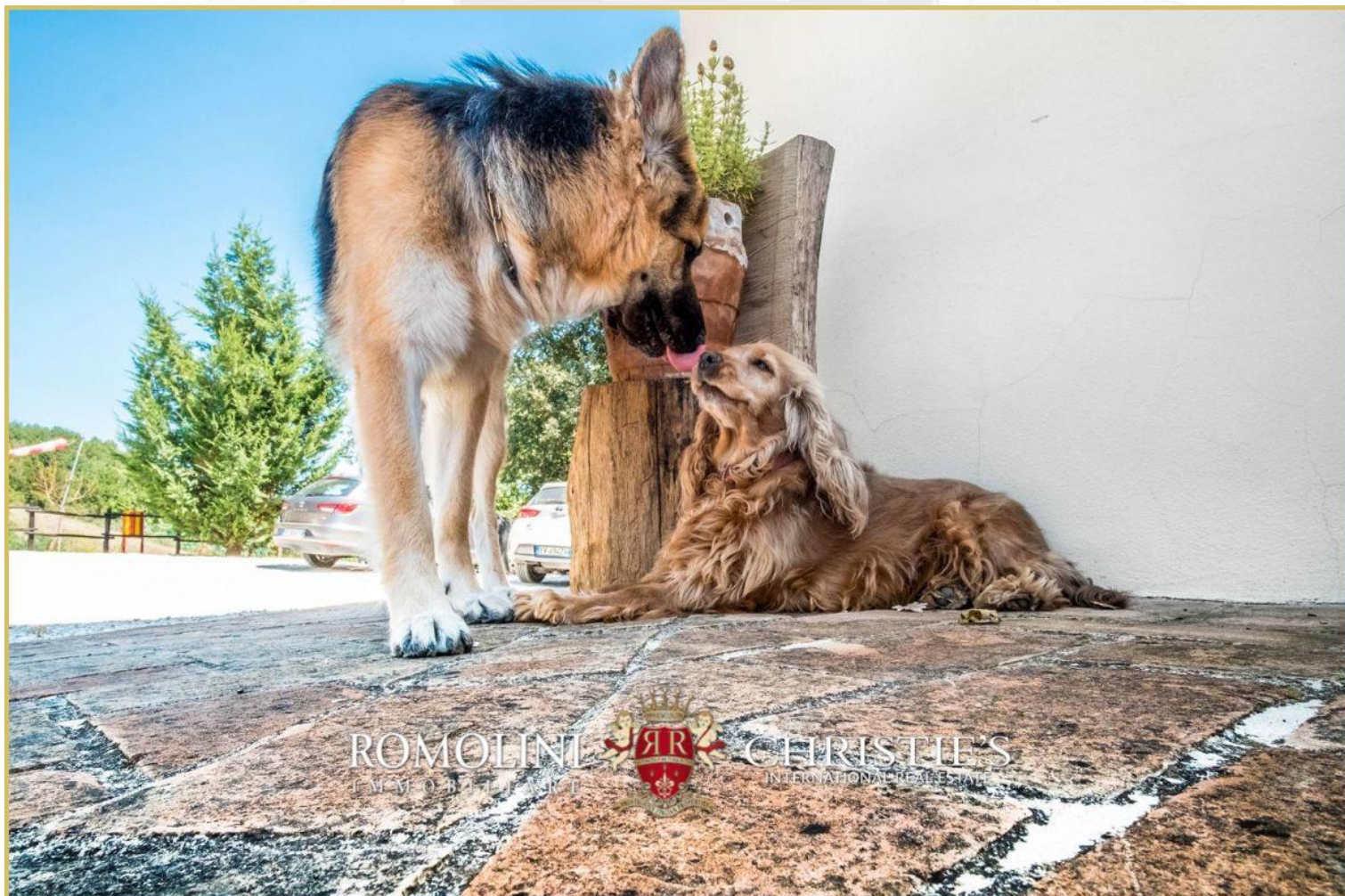






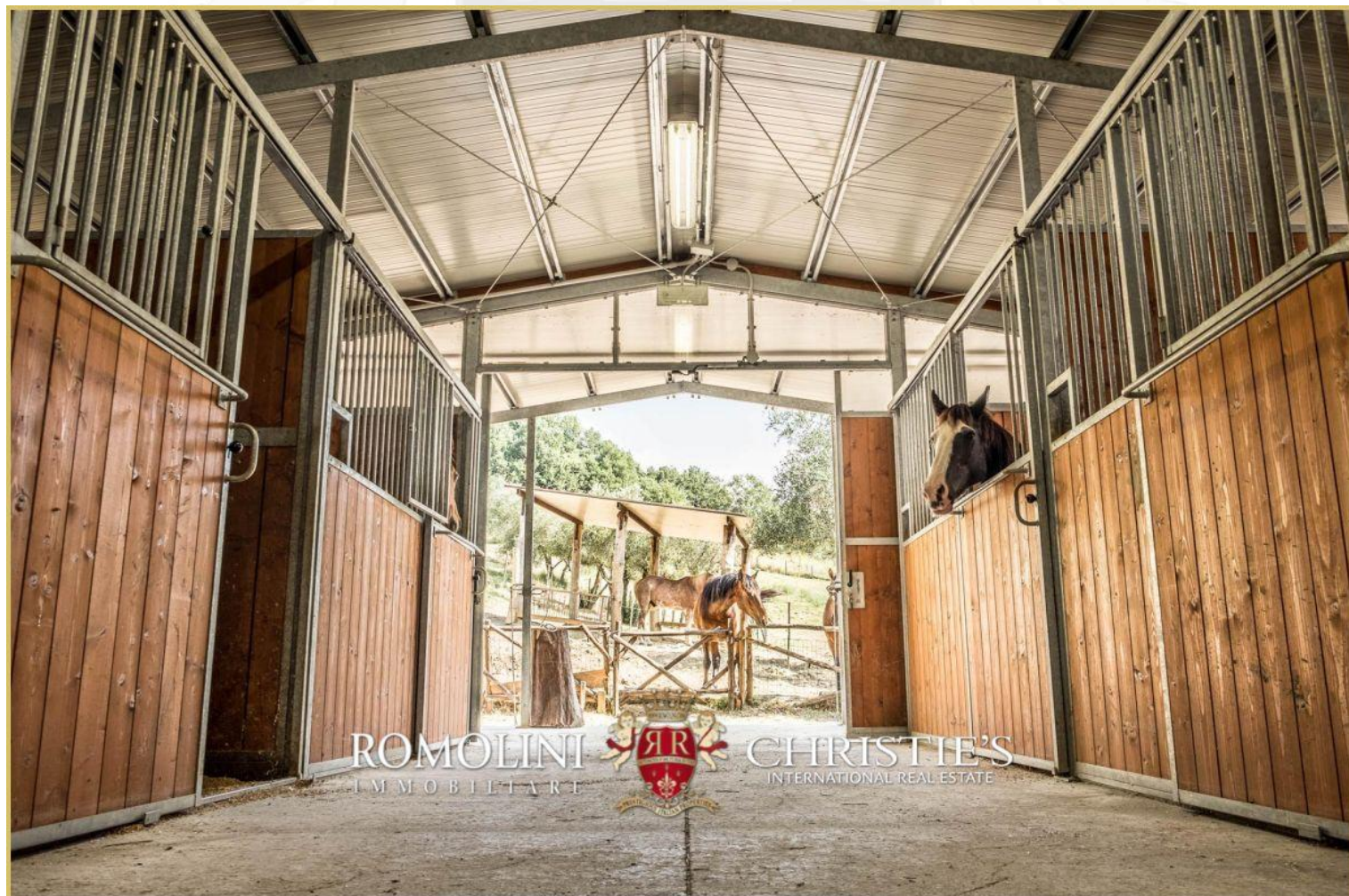


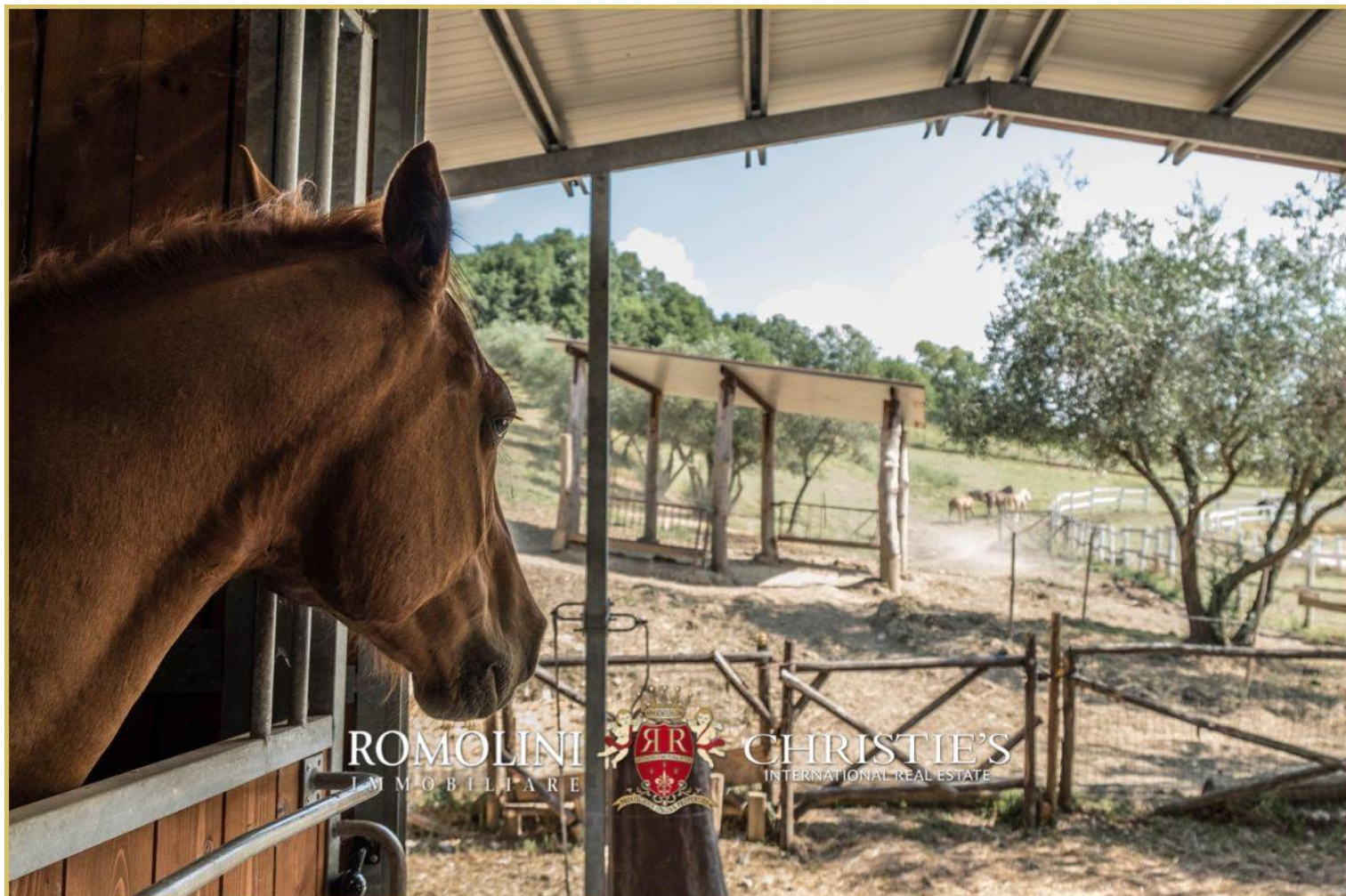














































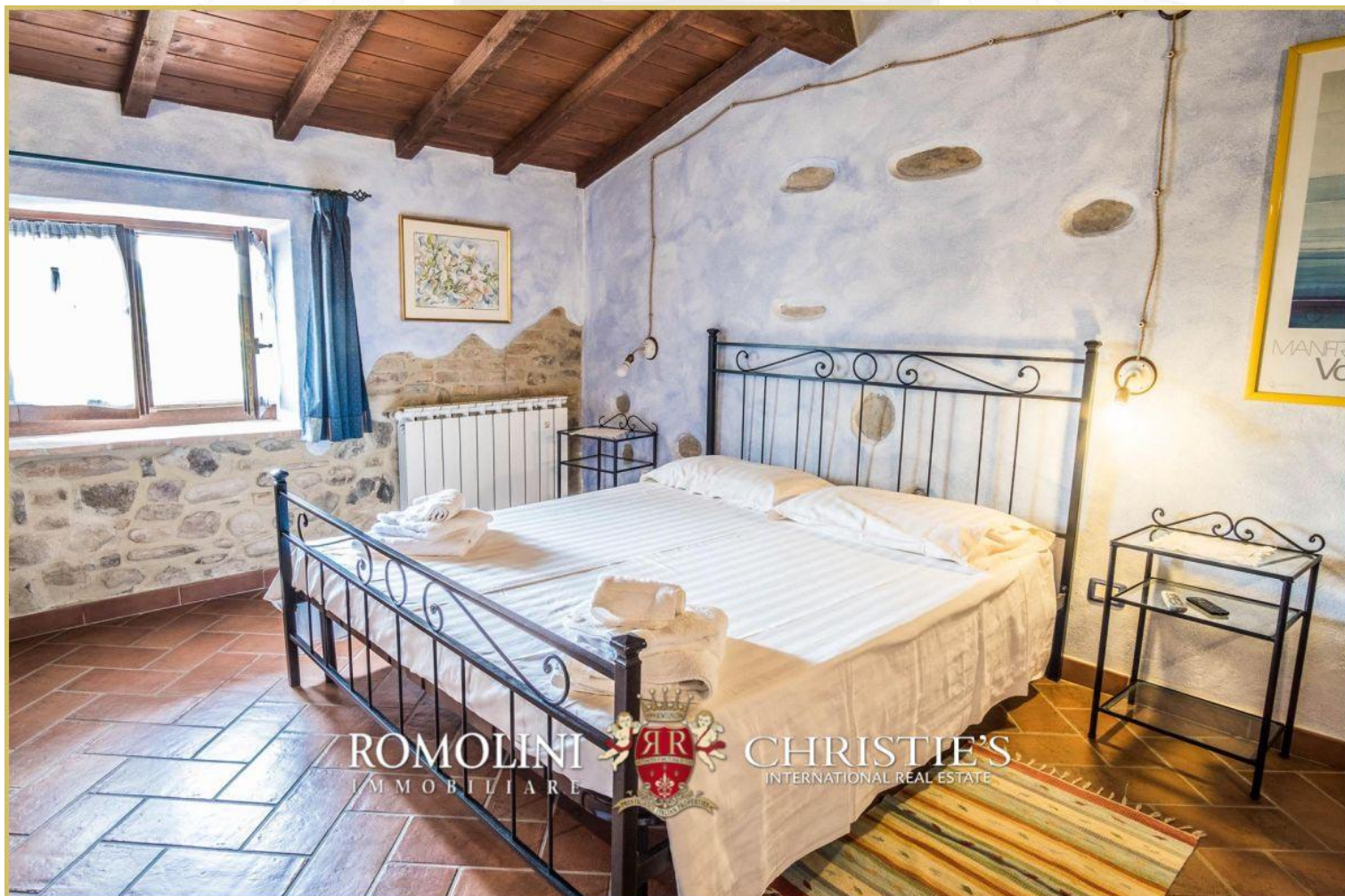


















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