



Tenuta di Montegabbione



Details

Price : 895.000€
Area : 950 sqm
Land : Yes
Pool : Yes
Region : Umbria
Bedrooms : 10
Bathrooms : 9

Features

Isolated position, rental income, Stunning Views, swimming pool, Wi-Fi, Wooden beams

Community Features

pizza oven

Description

Surrounded by rolling hills, this 220-acre estate (88 hectares) with an old traditional Umbrian country house – dating from c. 1600 – boasts total privacy and amazing views and is situated only 4 kilometres from Montegabbione and not far from Città della Pieve and Orvieto, mid way between Rome and Florence and 50 minutes from Perugia and Assisi.

Reached from the main road by a 1.3 Km private drive, the estate is incredibly private. The country house, recently restored keeping the original design of the building, such as brick and stone arches, ceilings with wooden beams and terracotta tiles, is composed as follows:

The main farmhouse (950 sqm) is laid out onto two floors:

– Ground floor: 65-square metres reception room, studio, library, sitting room, dining room, kitchen, laundry, bathroom and bedroom with bathroom and terrace. The ground floor opens onto a stone-paved terrace.

– First floor: master bedroom with walk in closet, bathroom and terrace.

The east wing consists of an independent apartment with four bedrooms, two



bathrooms, kitchenette, salon with fireplace, external and internal access.

Attached to the country house at the side of the main house there are three other independent apartments, composed as follows.

– Two independent apartments (52 sqm each, both on the ground floor) consist of a living room opening onto a sheltered patio, a kitchenette and a mezzanine floor with bedroom and bathroom.

Another apartment (55 sqm on the ground floor) consists of a living room, a kitchenette, a bathroom and a bedroom. The apartment opens onto a sheltered patio.

Below the main terrace are more rooms, an art studio 2, a further bedroom, 2 bathrooms and a kitchenette.

Next to the main house there is a rural outbuilding (100 sqm) in need of renovation, ideal to be converted into a further residential unit. There is also the possibility of creating two additional annexes of 100 square metres each, close to the rural building (the project has already been approved and tax has already been paid) and agricultural outbuildings for a total of 13,000 cubic metres.

This charming estate, stretching across 88 hectares of land, of which 48 ha of woodland and 5 ha of olive grove with 400 olive trees, is completed by fruit orchards and walnut trees, a pond, small streams, surrounding garden with heated 7 x 14 metre swimming pool, changing room (with shower). On the property there are black truffles and olive oil is produced annually.

The property could easily be used as a successful hosting business but would also be perfectly suitable for yoga or music courses. Moreover, it could be ideal for a wellness centre. If a potential buyer was interested, the estate could be sold together with the existing business, currently hosting residential art courses. Also can be farmed with more olive trees and grape vines. There are beautiful sunsets to be enjoyed from the terrace, just over the village Montegabbione. It is a stunning panorama.

There is underfloor heating for the whole ground floor and master bedroom. The rest is by radiators. Gas is by LPG.

In the Technical Room there are independent boilers for the whole house and apartments so each area can be heated separately or closed off. There is a water softener and 2 water filters, a water storage tank as the house runs off 2 private wells.

There is a fast Wi-Fi connection and Sky

Italia TV (both from satellites) and telephone connections.

Furniture is available under separate negotiation.

Olives produce around 200 litres of oil each year.

In the village of Montegabbione there are a few shops, bank, bars, post office, church etc. Fabro is the main town that has bigger supermarkets and all other facilities.