



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Coldwell Banker Barbera Group

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Villa for Sell in Orte

📍 Via Vocabolo Lucignano, Viterbo, 01028 (VT)

530.000€



Contact info



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Description

CHARMING FARMHOUSE WITH POOL, ANNEX, GUEST HOUSE AND ACCOMMODATION BUSINESS

Orte – Historic stone farmhouse in the heart of Tuscia

LA BARBERA GROUP INTERNATIONAL REAL ESTATE offers for sale an extraordinary 17th-century stone farmhouse, completely restored, renovated, and expanded in 2014. The property includes a hospitality business, license, and website.

Located in Orte, just 45 minutes from Rome and close to the Orte Scalo train station, it retains the authentic charm of a rural home, with stone, beams, architraves, vaults, fireplaces, and large windows overlooking the landscape.

The property extends over 480 m2, plus a 70 m2 independent outbuilding, surrounded by one hectare of fully fenced land.

The 300m2 main floor, with three entrances, includes a large double living room with a central fireplace, a built-in kitchen, a second bright living room with large panoramic windows, four bedrooms and four bathrooms, three of which are en suite.

The 110 sq m upper floor features a living room with a built-in kitchen and fireplace, three bedrooms, and two bathrooms. Some rooms feature characteristic mezzanines.

The 70 m2 annex, completely independent, includes a living room with kitchen and fireplace, two bedrooms and two bathrooms.

In total, the property offers nine bedrooms and ten bathrooms.

Outside, a scenic 4 x 8 meter handcrafted wooden swimming pool blends harmoniously into the greenery. The entire hectare of land is fenced, ensuring privacy and tranquility.

The water in all units is made drinkable by a dedicated purifier. The property also features solar panels, a pellet boiler, underfloor heating, heat pumps, Wi-Fi, bike service, and fully equipped kitchens.

The farmhouse is sold complete with all its furnishings.

Currently operating as a guest house, the property is being sold with a license and website, allowing the continuation of an already established business with excellent occupancy and profitability.

A 550 m2 property with a swimming pool, nine bedrooms, ten bathrooms, and one hectare of land, ideal both as a charming private residence and as an investment in the hospitality sector.

A home to live in.

A Guest House to continue.

A place where calm has a home.

Details



Property ID: CBI100-160-290923



Surface: 500.00 m²



Rooms: 20



Bathrooms: 10



Energy Class: A2 EP glnr: 27.00 kwh/?



Bedrooms: 10

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **500.00 m²**



Rooms: **20**



Bedrooms: **10**



Bathrooms: **10**



Kitchen: **Habitable**



Position: **Agricultural area**



Shower: **Yes**



Parking space: **Uncovered**



Garden: **Private,**



Fireplace: **Yes**



Safe: **Yes**



Swimming pool: **Yes**



Parquet : **Yes**

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images







