



COLDWELL BANKER
ITALY

Coldwell Banker Best Properties
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Rustic/Farmhouse/Court for Sell in Orvieto

📍 Terni, 05018 (TR)

350.000€



Contact info



Coldwell Banker Best Properties

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Description

PROPERTY DESCRIPTION

Just 8 km from Orvieto and a few minutes from Lake Bolsena, on a gentle hill overlooking the surrounding landscape, stands this stone farmhouse dating back to the early 19th century, a charming retreat where nature, history, and modern comforts blend in perfect harmony. Nestled in a private garden of approximately 2,300 square meters, fully fenced and meticulously maintained, the farmhouse exudes an authentic atmosphere and the feeling of living in a timeless place. A characteristic portico, enhanced by a vine-covered pergola, leads to the annex, creating a charming connection between the spaces.

INTERNAL LAYOUT

The main house, approximately 200 square meters spread over two levels, comprises a spacious living room, a dining room with a fireplace, an eat-in kitchen, and a bathroom. A spacious panoramic veranda overlooking the garden becomes a natural extension of the living area, ideal for al fresco breakfasts and dinners.

Going up to the first floor we find two bedrooms and a bathroom.

The approximately 50 m² annex with its own private entrance is a versatile and charming space: a large living room with a fireplace, kitchen, and bathroom, perfect as a guest house, a creative studio, or a relaxation space.

STATE AND FINISHES

The result of a meticulous restoration, including seismic strengthening, between 2006 and 2012, the farmhouse retains all the charm of an ancient Umbrian home thanks to its exposed stonework and traditional details, while also offering modern and functional comforts. The interiors feature terracotta floors, handcrafted in the early 19th century, which tell the story of the place and evoke local tradition. The finishes are meticulously crafted, and the spaces are airy and bright. All chestnut wood window frames offer solidity and warmth, and the windows are all equipped with grilles and mosquito nets to ensure safety and comfort year-round.

Heating is provided by an LPG-fired radiator system and a wood-burning stove. There is a municipal water supply and a private cistern. Sewerage is provided by a private septic tank.

The property also offers the possibility of a small extension of 23 m² of buildable space.

OUTDOOR SPACES

The approximately 2,300 sq m garden, fully fenced, offers absolute privacy. Featuring a lush orchard of cherry, fig, hazelnut, walnut, and plum trees, as well as a vegetable garden and chicken coop, it is also ideal for a swimming pool, transforming the outdoor area into a true private oasis of well-being. An outdoor shower is already present, perfect for cooling off on hot summer days, and a traditional wood-fired oven, ideal for baking bread and pizzas with friends. Completing the grounds is a cool and well-maintained 24 sq m underground cellar, ideal for storing wines and local produce.

USE AND POTENTIAL

This property is a versatile and charming residence: perfect as a prestigious private residence, ideal as a charming holiday home, or as a property to be developed for hospitality. The generous spaces, annex, and privileged location make it an exclusive choice for those seeking a blend of beauty, nature, and functionality.

DISTANCES AND LOCATION

The property is located in a strategic and private position:

Orvieto: 8 km

Viterbo: 29 km

Terni: 52 km

Perugia: 57 km

Spoletto: 59 km

Assisi: 65 km

Arezzo: 88 km

Siena: 92 km

Rome: 94 km

Florence: 137 km

Seas and lakes:

Lake Bolsena: 9 km

Tyrrhenian Sea (Montalto di Castro): 50 km

Civitanova Marche (Adriatic Sea): 154 km

Highway and airports:

A1 motorway and Orvieto railway station: 15 km

Perugia Airport: 80 km

Rome Fiumicino Airport: 140 km

Details



Property ID: CBI134-1917-202



Surface: 220.00 m²



Rooms: 12



Garden: Privato, 2.300 sqm



Bathrooms: 3



Energy Class: F



Bedrooms: 3

Property Features



Floor: Building



Conservation status: Renovated



Current condition: Free upon deed



Surface: 220.00 m²



Rooms: 12



Bedrooms: 3



Bathrooms: 3



Kitchen: Habitable



Position: Isolated



Parking space: Covered



Garden: Private, 2.300 sqm

Images









