



COLDWELL BANKER
24RE

Coldwell Banker 24RE
Via della Vigna Nuova, 16 - 50123 Firenze
P.IVA e C.F.: 06243950968
Tel.: +393496007599

Villa for Sell in Orvieto

📍 Via Carducci 4, Terni, TR

1.090.000€



Contact info



Coldwell Banker 24RE

MARCO DE PIETRO

Phone: +39 3474810603
Mobile: +39 3474810603
Email: marco.depietro@cbitaly.it

Description

The villa, with a breathtaking and truly unique panoramic view, is a remarkable historic building. It already appears on 15th-century topographic maps as the Church of San Nicco? (protected but not formally listed by the Monument Authority) and extends over a total surface area of approximately 400 sqm, of which 300 sqm are distributed across the three floors of the villa and the remaining portion within a grotto carved into the tuff stone. The grotto has been renovated by the current owner and is used as an exhibition space, wine cellar, and convivial gathering area.

The property is available upon deed, allowing for immediate possession.

Furthermore, the new owners will not need to carry out any renovation work, as the villa has been entirely restored with great care and taste by the current owner, a university professor and renowned architect, who oversaw not only the finishes but also the seismic reinforcement of the structure.

Internally, the villa consists of 10 spacious and bright rooms, including 4 existing bedrooms and 3 bathrooms. The flooring was installed before the construction of the partition walls, allowing for potential modifications to the internal layout without altering the floors; the current internal walls can therefore be modified if desired.

The interiors are elegantly furnished, with a style that harmoniously combines antique and contemporary elements. The floors are made of fine lead-glazed terracotta, while the first floor features large handmade slabs produced in the Salerno area.

The first floor opens onto a comfortable terrace above the apse section of the building, ideal for outdoor lunches and dinners while enjoying the panoramic view.

The villa is surrounded by a private garden of approximately 500 sqm, well organized and highly panoramic, perfect for relaxing in the tranquility of the countryside. The garden features an elevated circular paved gazebo covered with grapevines, as well as a wooden shed used for tool storage. Part of the garden is planted with trees and bordered on one side by a private park with centuries-old trees, while on the main front there is a large children's playground equipped with play structures.

An additional plot of land is also included, ideal for creating a vegetable garden or a botanical garden.

The property also includes a private outdoor parking area, a cellar, and an independent methane heating system, ensuring comfort even during the colder months.

For security, the villa is equipped with an alarm system.

Located in the historic heart of Orvieto, a city internationally renowned for its artistic heritage, its cathedral, and the charming panoramic views over the Umbrian countryside, the property combines historic charm, tranquility, and proximity to the main services in the town center.

If you are looking for a prestigious villa of great charm, this represents a truly unique opportunity.

Contact us for further information or to arrange a viewing.

Details



Property ID: CBI162-2963-543



Surface: 400.00 m²



Rooms: 10



Bathrooms: 3



Bedrooms: 4

Property Features



Floor: Ground floor



Conservation status: Renovated



Current condition: Free upon deed



Surface: 400.00 m²



Rooms: 10



Bedrooms: 4



Bathrooms: 3



Kitchen: Exposed



Position: Central



Parking space: Uncovered



Garden: Private,



Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images



















