



## Ref.: 10844 - Fossatello, Orvieto, Umbria

*A fully restored, traditional farmhouse situated between Orvieto and Lake Corbara*

€ 750,000

A fully restored, traditional farmhouse situated in lovely countryside just above the Barbi wine estate between Orvieto and Lake Corbara. The house is surrounded by about 3.87 hectares of land that includes an outbuilding, a swimming pool, olives and woodland. Internally there are 5 first floor bedrooms plus an independent guest apartment on the ground floor and a large, wisteria-covered enclosed veranda that can be used as an office, studio or all-season dining room.

Property type: Farmhouse  
Date of restoration: 2002  
Bedrooms: 5+1  
Bathrooms: 4  
Land: 3.87 ha (acres 9.56)  
Rooms: 9,5

Structural condition: Restored  
Floors: 2  
Kitchen: 1  
Property size: 325 sqm  
Shared environments: Reception room, dining room, enclosed veranda, utility room  
Outbuildings: 46 sqm

**Accommodation:**

The restoration was carried out from 2002 and has created a great family home. There are various entrances to the house and a pretty covered terrace in front of the kitchen that provides a fabulous studio or dining area. A one storey annex has been integrated into the main house providing an extra bedroom and bathroom with its own hallway and entrance that would easily separate into an apartment if required.

**Area:**

Situated north west of Lake Corbara within easy reach of the A1, Orvieto and Todi, immersed in typical Umbrian gentle rolling countryside with lovely views over the Barbi estate.

**Land:**

The house is surrounded by a garden with a swimming pool completely fenced in for safety. The remaining land has 400 olive trees, a small vineyard of 150 vines producing champagne, some woodland, a pine wood, a fruit orchard and two interesting grottoes that serve as a cantina and for vinegar making. There are entrance gates to the property most of which has been fenced in.

**Accommodation:**

Entrance to kitchen and dining room with dark grey tiled floors and granite work surfaces  
 Wood burner for heating here  
 Utility room and second entrance  
 Guest Apartment with large bedroom (1)/sitting room and bathroom 1 with shower  
 Sitting room with open fireplace and exit to garden  
 Closed veranda used as office and hobby room  
 upstairs to;

**First Floor**

Further 5 Bedrooms and 2 Bathrooms







Garage: 37 sqm

Electricity: Mains

Heating: Wood

Orchard

Vineyards

Distances: Cortona km 100, Florence km 170,  
Orvieto km 17, Perugia km 65, Rome km 119,  
Siena km 130, Todi km 29

Cantina

Energy class: E (epgl 164,168 kWh/m\*anno)

Water: Mains

Olives 400

Other Features: Internet; Swimming Pool;

Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town