



## Ref.: 11008 - Poggente, Orvieto, Umbria

*3 bedroom farmhouse with cottage and 10 hectares of vineyards close to Orvieto*

€ 980,000

A unique opportunity to purchase a farmhouse with cottage and a further outbuilding surrounded by olive groves, vineyards and woodland, situated in an elevated position with stunning views over the Chiani river to Orvieto. Producing quality Orvieto Classico DOC grapes, other vines include Cabernet Sauvignon, Sangiovese, Grechetto and Verdello, most of which have been planted to allow for mechanical harvesting. The main house has 3 bedrooms spread over 3 floors, with large living spaces that have maintained the original features. The cottage is an ideal guest annex or can also be used for rentals as it is in a private position away from the main house. The sale also includes an agricultural outbuilding, cantina and woodland that is now due for thinning and would bring in extra income.

Property type: Wine estate

Date of restoration: 2006

Bedrooms: 3+1

Bathrooms: 3

Land: 43 ha (acres 106.26)

Outbuildings: 94 sqm

Structural condition: Restored

Floors: 3

Kitchen: 1

Property size: 381 sqm

Shared environments: 3 Reception rooms, large study, utility room

**Area:**

Situated in a sheltered position above Orvieto and the Chiani river, the property benefits from spectacular views whilst being just 8kms from both the A1 motorway and the railway station in Orvieto, making access to Rome and Florence extremely quick and simple. Orvieto, one of the best known medieval towns of Umbria with arguably the most beautiful Cathedral in the region but also great shops, restaurants and services including a theatre and plenty of other historical places to visit.

**Land:**

43 hectares in total of which;  
23 hectares of woodland, ready for thinning  
10 hectares DOC vineyards - all currently in production, 80% were planted in 2000 and are designed for machine operated cultivation including Cabernet Sauvignon, Pinot Nero, Sangiovese, Grechetto, Trebbiano Toscano and Verdello  
440 mature olive trees  
Garden - surrounding the main house with mature trees and fabulous views to the Chiani river and Orvieto, dining pergola and courtyard

**Outbuildings:**

Cottage of 60 sq.m. situated around 200 m. from the main house, comprised of bedroom, bathroom and sitting room with kitchen  
Agricultural Annexe of 94 sq.m. for equipment or wine production, can be transformed after 2019 if further accommodation was required  
Cantina: 2 rooms for wine production  
Wood oven

**Accommodation:****Ground Floor:**

Entrance to conservatory/living room  
Sitting room with fireplace and barrel vaulted ceilings, original 'cotto' floors throughout  
Dining room  
Large kitchen with exit to courtyard and garden,

views down to Orvieto  
Bathroom 1 with large shower  
Storage under stairs

**First Floor:**

Landing  
Bathroom 2 with bath, views down to valley  
Sitting room 2 with fireplace, barrel vaulted ceilings, external stairs leading to a wide terrace with beautiful views over the Orvieto Classico vineyards and down to the garden  
Large study with french window over garden, could also be used for further accommodation if required  
Bedroom 1 with views to garden  
Original stairs to;

**Second Floor:**

Utility and boiler room  
Exit to upper garden and independent access down to entrance gates.  
Bedroom 2 with high ceilings  
Bedroom 3 with views over garden and pergola  
Bathroom 3 with sloping roof, built in storage and freestanding bath













Cantina

Energy class: F (epgl 230,220 kWh/m\*anno)

Water: Well

Olives 440

Other Features: Internet; Telephone; Satellite TV;

Electricity: Mains

Heating: Gas

Woodland 23 ha

Vineyards 10 ha

Distances: A1 Autostrada km 8, Orvieto km 7, Rome km 115, Todi km 42

#### 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