



Ref.: 11034 - Sallegrotte, Bagnoregio, Lazio

4 Bedroom farmhouse with cottage and stables, views to Civita di Bagnoregio

€ 990,000

This pretty 4 bedroom farmhouse has been fully restored preserving all of the original features, with large reception rooms and bedroom suites it is an ideal second home or rental property but its unique position is its best selling point. Situated on the side of a hill high above the UNESCO World heritage site of the valley of the 'Calanchi', clay, moon-like dunes interspersed with fields and woodland that make for a dramatic and breathtaking sight on arrival at the property. The sale includes a further guest cottage, pool, stables for at least 7 horses, a large cow shed and hay barn, around 31 hectares of land and woodland. Has to be seen to be believed.

N.B The property is also available with 4 hectares of land and without the stables and barn

Property type: Farmhouse

Floors: 2

Kitchen: 1

Property size: 240 sqm

Shared environments: Entrance hall, reception room, 2 cloakrooms

Structural condition: Restored

Bedrooms: 4+2

Bathrooms: 4

Land: 31 ha (acres 76.6)

Outbuildings

Area:

Just over a kilometre outside the small village of Vetriolo and within easy walking distance for every day amenities and a bar, further services can be found in Bagnoregio (7.5 km) whilst the stunning village of Civita di Bagnoregio is just 9km away. Visible from the property itself this striking Etruscan village with origins from over 2500 years ago has long been an 'island' in the valley, reachable only by a footbridge and a rare jewel in this area. Orvieto and its mainline train station is just 28km away and the nearest International airport in Rome is just over 100kms.

Land:

There is around 31 hectares of land included in the sale, fully fenced to protect the deer that live in the woodland there are also olive groves with around 200 olives and fields. The stables are set away from the house itself and are surrounded with paddocks, the current owners is also prepared to sell the farmhouse and cottage separately if these were not required.

Outbuildings:

Cottage: 2 separate guest suites with bathrooms, one of which has a mini kitchen.
Stables: 7 boxes for horses and a large cow shed

Hay barn

Wood oven

Accommodation:**Ground floor:**

Entrance hall

Store room and cloakroom

Large sitting room with barrel vaulted ceilings and original floors

Kitchen with fireplace for cooking and door to garden

Cloakroom 2

Stairs to first floor:

Bedroom 1 with high ceilings and beautiful views

down to the valley

Ensuite bathroom with shower

Bedroom 2 with views as before, bathroom 2 with bath

Bedroom 3 with external stairs to garden, bathroom 3 with shower

Bedroom 4 with views to woodland and down to valley, bathroom 4 with bath









Barn

Energy class: F (epgl 182,84 kWh/m*anno)

Water: Mains

Woodland

Olive grove

Distances: Bagnoregio km 7,5, Orvieto km 28,
Rome km 105, Vetrilo km 1,5

Electricity: Mains

Heating: Gas

Arable

Equestrian

Other Features: Swimming Pool; Flyscreens;

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

