



Ref.: 11125 - Colonna, Orvieto, Umbria

5 Bedroom farmhouse with 10 hectares of land close to Colonna di Prodo and Orvieto.

€ 730,000

An elegant and spacious, Virginia Creeper-covered farmhouse with pretty views and plenty of land to cultivate. Olive trees, stables, a large barn... the possibilities are endless. There are 5 bedrooms to host guests, outside dining area for summer meals and a wonderful Bizazza tiled swimming pool to cool off in. The property is situated just 1.5 km down a country lane from Colonna di Prodo, easily walkable for a morning cup of coffee or essential shopping. Immersed in tranquil green countryside this is a unique and very special country residence.

Property type: Farmhouse

Floors: 3

Kitchen: 1

Property size: 370 sqm

Shared environments: Reception room,
cloakroom, utility room

Structural condition: Restored

Bedrooms: 5

Bathrooms: 4

Land: 10 ha (acres 24.71)

Area:

Colonna di Prodo is situated in the Comune of Orvieto, a splendid yet lesser known jewel of a city in Umbria. With great shops, restaurants, a theatre and spectacular Duomo, Orvieto is perched in a dominating position on a platform of rock, overlooking the valley below. Easily connected to all major towns in both Umbria and Tuscany via the A1 autostrada and its own railway station.

Land:

The sale includes around 10 hectares of land, mature gardens and lush lawns surround the house whilst the rest of the land is comprised of woodland, olive groves, fruit trees and fields that stretch down towards the valley. The 12 x 6 m swimming pool has been perfectly placed just below the house yet out of sight so not to be visible in the winter months, the unusual dark Bizazza tiled lining creating a wonderful dark blue water to swim in. The property is reached via automatic gates and a sweeping driveway that lead to the house and has ample parking space.

Outbuildings:

Agricultural Building - Large 91 sq.m. barn for farm equipment and tractor.

Cantina - in the rock face, for wine and olive oil storage.

Accommodation:

First floor: Entrance via staircase to reception room, cotto tiled floors

Kitchen area - simple and modern with pantry area and cloakroom

Dining area

landing area with fireplace, leading to laundry and storage room

Bedroom 1 with fireplace and doors to garden, ensuite bathroom 1 with bath

Ground floor:

Bedroom 2 with exposed stone wall and built

in storage, exit to garden

Bathroom 2 with shower

Bedroom 3 , huge room with pitched roof, corner fireplace and exits to garden and driveway

Second Floor:

Bedroom 4 with Wardrobes and ensuite bathroom 3, large shower and modern suite
View down to valley

Bedroom 5 with views to valley and garden, wardrobes and ensuite bathroom 4 with bath









Barn: 91 sqm

Electricity: Mains

Heating: Gas

Arable

Garden

Olives

Cantina

Energy class: Request in progress

Water: Well

Woodland

Olive grove

Other Features: Automatic gate; Internet; Automatic Irrigation; Swimming Pool; Telephone; Satellite TV; Flyscreens;

Distances: Orvieto km 12, Perugia km 68, Rome km 120, Todi km 36

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