



## Ref.: 11130 - Convento Orvieto, Orvieto, Umbria

*Perfect project for an Hotel near Orvieto*

€ 3,900,000

An investment opportunity not to be missed. Known as the Convent SS. Trinità, part of the complex dates back to 12th. century with some incredible medieval frescoes some of which are probably attributable to the well know painter known as Il Pastura (1450-1516). Constructed in a square with an internal cloister and chapel it lends itself perfectly for transformation into a unique Hotel. It was used as a monastery until 1800 when it was bought by a local wine producing family. Much of the structural restoration has already been completed, including consolidation, roof, general wiring and plumbing and it is surrounded by 20 ha. land. There are about 3,700 sq.m. of habitable space with the possibility of increasing that to about 5,000 sq.m. if it is converted into some form of hospitality business.

Property type: Hotel  
Floors: 4  
Property size: 3700 sqm

Structural condition: Builders finish  
Bedrooms: 24/30

**Area:**

The property sits in a dominating position with breathtaking views of Orvieto which is a 10 minutes drive away with Lake Bolsena a 20 minute drive west of the property. Orvieto is one of the most beautiful and well known towns of Umbria, crowned by its recently restored magnificent Cathedral and is a huge tourist attraction.

**Land:**

The property comprises 20 ha. of surrounding land which includes its own source of water from a spring that dates back to Etruscan times.

**Accommodation:**

Three provisional projects have been prepared depending on requirements:

The first provides 28 rooms (40-60 sq.m.) or suites (60-120 sq.m) with a spa and pool situated in the church as well as an outdoor pool



The second provides 30 rooms (40-60 sq.m.) or suites (60-120 sq.m) creating a lounge bar in the church and including a spa along one side of the cloister and outdoor pool.



The third provides 24 rooms (40-60 sq.m.) or suites (60-120 sq.m) with a spa and pool situated in the church as well as an outdoor pool







**Cantina**

**Energy class:** Request in progress

**Water:** Spring

**Distances:** A1 Autostrada km 8,5, Florence km 160, Orvieto km 4, Rome km 123, Terni km 67

**Electricity:** Line to property

**Heating:** No

**Other Features:** Well; Other;

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

