



LA PALOMBARA

Plunged in the beautiful Sabina area, Northern Lazio, La Palombara is a stone exposed house with garden that forms a self-contained whimsical world. It is the definitive statement of the past years in design: eclecticism and sustainability are the key to interpreting the restoration

PRICE	EUR 630.000
SALES CATEGORY	ready to move in
DIMENSIONS	The house is 165 sqm; The annexes are in total 155 sqm; The private land included in the sales is 19.297 sqm. All measurements are approximate.
RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio. We are happy to provide more information on how to add the property to it.
SLEEPS	4
BEDROOMS	2
BATHROOMS	2

LOCATION GPS: 42.315481,12.609934
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INTRODUCTION

Rather than recreating a single historical and rustic style, today's best interiors embrace the value of mixing antique and contemporary—blending not just materials, but also moods, geographical inspirations, and ways of using space.

La Palombara fits squarely into this approach, telling a layered story that adds depth where a modern look of restoration might have been dominating. Spread over two floors, the home's internal flow—and its easy dialogue between indoors and out—underscores the simple truth: La Palombara is a lovely house, perfect for both summer and winter. Cozy interiors, warm natural materials, and an emphasis on proportions define the aesthetic; vintage pieces are integrated seamlessly into the overall design, as well as old original materials, carefully selected and wisely used.

Fully renovated in 2013, the property's exact origins are uncertain, however the vaulted cellar, the cave and the decoration around the entrance arch to the house could date back to the 18th or early 19th centuries.

There is the possibility of further enlarging the residential spaces by restoring the annexes, which, in their current state are already very rich in charm with nude colour palette stone walls.

La Palombara is between two realities: on one side

there is Rome, just a 40 minute drive, allowing easy access to the enjoyments of this majestic capital city with its hussle and bussle and on the other, immersed in the green rolling hills of the little known Sabina area, which borders Umbria and was, in ancient times, the summer retreat of rich Roman families.

LAYOUT

BEDROOMS

Both double bedrooms are located on the first floor, and they are both very large and filled with light. Both of them have amazing old doors, recuperated from farmhouses of the area.

One of the two double bedrooms has two windows and a view over the valley to Monte Soratte and the other has a small walk-in closet. The high wooden ceilings and the colour palette contribute to provide a sense of peace and wellness.

BATHROOMS

The main bathroom boasts a vintage style bathtub and a large walk-in shower area. The second bathroom is a wet room and is accessed by the laundry/utility room.

KITCHEN

A cottage-style kitchen, where each single item has been carefully chosen connects directly with the cosy dining room where a wooden staircase leads to the upper floor, bringing geometry to the whole area. The exposed stone walls, wooden beams and the arched French window onto the pergola create continuity with the outside and a sense of authenticity.

LIVINGROOM

The sitting area is located on the first floor, with direct access from the garden. It boasts a high wooden ceiling and the sense of space is enhanced by the niche created in the small tower. It also has a fireplace with inside a wood burning stove.

OTHER ROOMS

Next to the kitchen with access from the pergola there is a magnificent vaulted cellar typical of the area of northern Lazio. At the far-end there is access to the underground cave with its six side niches. Laundry room is located entering the guest toilet on the first floor.

FACILITIES

OUTSIDE

A lush and mature secluded garden flows seamlessly into the house: tucked-away spots, an Italian orto, Japanese-inspired ponds, and naturalised corners—where even a tiny roulotte immersed in the wild-flower meadow. A small vineyard and an olive grove complete the picture. Two outbuildings offer restoration potential for additional living space. The property is fenced on three sides. Pool is not present, but it will be possible to add one.

TECHNICAL

Communal water is the main water source. A 5000 litre tank has the potential to collect rainwater from the roof.

The whole property runs purely on electricity, partly provided by the 5kW photovoltaic plant.

Solar panels and a heat pump provide hot water, also for the underfloor heating.

The restoration included a ventilated and highly insulated roof, oak-framed double-glazed windows with mosquito nets and handmade Umbrian cotto flooring.

AC has been installed in 2025.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

The house is a short drive from the villages of Selci and Forano where all amenities are found.

NOTES

The property is offered for sale in its current state as described in this profile. Furniture is not included in the asking price, but items may be purchased against a separate offer.

SURROUNDING

TRAVEL

Air: The nearest airports are: Rome Ciampino [CIA] (74km); Rome Fiumicino [FCO] (91km); Perugia [PEG] (130km) and Florence [FLR] (230km).

Train: There is a train station at Orte (30km) and at Rieti (46km) where car hire is available. The closest stations for direct trains to Rome Fiumicino airport and Rome city centre are: Gavignano Sabino (5km) e Poggio Mirteto (13km).

Road: The A1 motorway exits closest to the property are Ponzano/Soratte (11km) and Magliano Sabina (17km)

DISTANCES

La Palombara is close to several towns and cities in both Lazio and Umbria that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Selci (3,8km); Casperia (6km); Calvi dell'Umbria (19km); Orte (33km); Farfa Abbey, gorge and waterfalls (25km); Terni (43km); Rieti (45km); Marmore Falls (50km); Viterbo (60km); Rome (65km); Orvieto (75km); Bolsena Lake (80km); Spoleto (86km); Perugia (121km); Assisi (130km) and Florence (230km).







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