



LA VIGNA

La Vigna combines a generous footprint with real flexibility in a beautiful setting. In excellent condition and ready to continue the existing hospitality operation, it's a compelling opportunity. The layout adapts effortlessly—from a single main villa to a home with independent annexes.

PRICE	EUR 1.990.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house (currently an "Agriturismo"): 430sqm Annex used as a Suite: 95sqm Annexes used as Dependences: 60sqm All measurements are approximate. The sale includes 55 hectares of land, divided as follows: 9.6 hectares of vineyard producing Chardonnay and Cabernet Franc; just under a hectare of olive grove; 31 hectares of woodland and 13 hectares of arable land. All measurements are approximate.



RENTAL POTENTIAL This property is not currently part of our rental portfolio. Please ask for further details regarding our project management services and to discuss ways in which we can work with the buyer to make the property fit with SpecialUmbria's exclusive rental portfolio.

SLEEPS 14

BEDROOMS 7

BATHROOMS 6

LOCATION GPS: 42.771818,12.160240
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Nestled in the heart of Umbria, La Vigna occupies an extraordinarily tranquil location with breathtaking panoramic views over nearly 55 hectares of private land, just 10km northeast of the historic town of Orvieto.

This exquisite estate comprises a main house, a cosy smaller house and a stand-alone annex next to a newly built infinity pool. This configuration offers excellent flexibility of use as well as a spacious footprint.

The main house is currently used as an *agriturismo* and features an impressive stone fireplace, vaulted ceiling and a beautiful cotto floor in the ground-floor sitting room. A large and light stone-walled room is currently used as a guest dining room and connects to the professional kitchen. On the first floor there is a further living room with a fireplace. The main house has four spacious bedrooms.

In addition, there is a two-bedroom annex next to the pool and a smaller house that is a studio with a double bed and a kitchen corner. Amenities across all three buildings include a 30kw photovoltaic system with storage batteries, air conditioning units and double-glazed windows with mosquito nets.

Outside, a recently built infinity pool has spectacular views towards Orvieto. There is a shaded Jacuzzi and meticulously tended terraced gardens with an irrigation system in place. The rest of the estate features a large vineyard, a small olive grove, over 30 hectares of woodland and 13 hectares given over to arable.

La Vigna would be perfect as a luxury niche retreat, as a family villa or as a small business venture, set in an incredible Umbrian landscape.

LAYOUT

BEDROOMS

There are seven bedrooms spread over the property's three buildings. The main house has four very large rooms, while the annex next to the pool has two equally sized bedrooms, with a large Jacuzzi bath tub in each. The bedroom in the small house is a cosy double.

BATHROOMS

The bathrooms are large with showers, as well a bath in one of the rooms in the main house and a Jacuzzi tub in each of the annex bedrooms.

KITCHEN

There is a professional kitchen in the main house that is currently used as a restaurant kitchen for the *agriturismo* business. In the small house there is a kitchenette.

LIVINGROOM

The sitting room on the ground floor of the main house has traditional cotto floors and a large and elegant stone and brick fireplace. A stone-walled,



light-filled room currently serves as a guest dining room and there is a second living room on the first floor, also with a large fireplace.

OTHER ROOMS

There are several other rooms, including a laundry room on the first floor and a technical room next to the main house. There's a wooden shed in the garden.

FACILITIES

OUTSIDE

The partially fenced, terraced garden has an irrigation system throughout and offers unique views of Orvieto and beyond. There is a new salt-water infinity pool that is 1.2m deep and is warmed by a heat pump. Next to the main house is a shaded area with a new Jacuzzi that is currently used as a spa area by guests, as well as a shaded dining terrace. There are natural caves made from volcanic tuff stone that is typical of the Orvieto area. Vineyards and olive groves make up the land included in the sale, which is currently rented out to farmers.

TECHNICAL

The property is connected to mains electricity and has a 30kw photovoltaic system with storage batteries. Water is sourced from a well with a purification system and there are two water storage tanks. Sewage is via a septic tank. The property has AC units and gas radiators, while all the windows are double-glazed with mosquito nets.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

The estate is gated and partially enclosed by fencing. Surrounding farmhouses appear only at a distance, while the nearest town, Ciconia, lies approximately 4 km away. The dwelling located above the property, visible in drone footage, is completely independent and barely perceptible from La Vigna, and anyway only in winter time. In spring and summer time is completely covered by the large and old trees part of the estate. Privacy is fully guaranteed, with no residences with a direct line of sight over the grounds.

NOTES

The seller qualifies as an agricultural company; however, accordingly, no VAT applies to this transaction. The asking price concerns the property in its present state as described in this profile. All furnishings are excluded from the price but may be acquired by separate agreement; the very high end professional kitchen and kitchen appliances are also excluded and may be negotiated apart against an offer to be accepted. The asset is fully operational as a successful hospitality business. Walk-throughs of all areas are available upon request.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (85km); Ancona [AOI] (km); Bologna [BLQ] (km); Rome Ciampino [CIA](135km); Rome Fiumicino [FCO] (155km); and Florence [FLR] (166km).

Train: There is a station in Orvieto (10km).

Road: The A1 motorway exit closest to the property is Orvieto (10km) for Florence and Rome.

DISTANCES

La Vigna is close to several towns and cities in both Umbria and Lazio, including: Orvieto (10km); Montone (32km); Gubbio (36km); Città di Castello (40km); Urbino (46km); Fabriano (58km); Fano



(67km); Perugia (67km); Arezzo (78km); Passignano sul Trasimeno (78km); Pesaro (78km); Deruta (83km); Assisi (85km); Ancona (120km); Spoleto (120km); Florence (154km); and Rome (239km).

LEISURE & ACTIVITIES

There are long walks directly from the property and guests can swim or sail close by at Lago di Bolseno. A little further away is Lake Trasimeno with its islands, boats, beaches and water-sport facilities, or head to the Tyrrhenian coast. 18-hole Antognolla Golf course (126km) is one of the most spectacular and challenging in Italy. Guided rides on horseback through the canyons below Bagnoregio (22km) are also possible.





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