



LA VIGNA

The flexibility of use for La Vigna is extraordinary. With the size of a luxury niche retreat, it is also perfect as a family villa, with annexes. The view is spectacular from each point of view, and the dimension of each building makes it perfect to be run as a business, or to be used as single property.

PRICE	EUR 1.990.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house (currently in use as "Agriturismo"): 430 sqm Annex used as Suite: 95 sqm Annexes used as Dependence: 60sqm All measurements are approximate. Land is approximately 55 hectares and it includes approximately 9,6 ha of vineyards production Chardonnay and France Cabenet; approx. 9.000 mq of olive grove; woodland and agricultural land.

**RENTAL POTENTIAL**

This property is not currently part of our rental portfolio. Please ask for further details regarding our project management services where we can help the buyer turn the estate into an outstanding property that could become part of SpecialUmbria's exclusive rental portfolio.

SLEEPS

6

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 stands as a testament to luxury and tranquility, offering breathtaking panoramic views over nearly 55 hectares of private land, just 10 kilometers from the historic town of Orvieto. This exquisite estate comprises a main house, an annex near the swimming pool, and a cozy small house, providing ample space and flexibility for various uses.

The main house features a majestic fireplace that dominates the ground floor sitting room, complemented by beautiful cotto floors. A luminous dining area seamlessly connects to a professional kitchen, currently utilized as a restaurant kitchen, making it ideal for culinary enthusiasts.

The first floor offers an additional living area with a large fireplace, enhancing the ambiance of warmth and comfort.

The estate boasts a newly built infinity pool with a unique view onto Orvieto, a shaded area with a jacuzzi, and meticulously organized terraced gardens equipped with an irrigation system. Modern amenities include a 30kW photovoltaic system with storage batteries, air conditioning units, and double-glazed windows with mosquito nets. La Vigna's extraordinary flexibility makes it perfect as a luxury niche retreat, a family villa, or a business venture, all set against the backdrop of Umbria's enchanting landscapes.

LAYOUT

BEDROOMS

There are 4 very spacious bedrooms in the main house. The annex close to the swimming pool has two bedrooms, each of the same size, boasting a large jacuzzi in each room. The bedroom located in the small house is double and very cosy.

BATHROOMS

All bathrooms are large, and they have showers or tub.

KITCHEN

The kitchen in the main house is professional as it is currently used as a restaurant kitchen. There is also a small kitchen corner in the small house.

LIVINGROOM

The majestic fireplace dominates the sitting room on the ground floor of the main house. It boasts also beautiful cotto floors. The dining area is located in a very luminous room easily connected to the kitchen and the sitting room, with also direct access from outside. On first floor there is another living area, with large fireplace too.

OTHER ROOMS

Next to the main house there is a technical room. On first floor laundry room is present. A small wooden



shed is present in the garden.

FACILITIES

OUTSIDE

The garden is partially fenced, and it is terraced organized. The amazing newly built infinity pool boosts a unique view onto Orvieto. It is salt treated, heated by heat pump and 1,2 mt deep. The main house also has a shaded area with newly installed jacuzzi. Irrigation is present everywhere in the gardens. The property hosts also some natural tuff stone caves typical for the Orvieto area. The land area, consisting also of vineyards and olive groves, is rented to farmers.

TECHNICAL

The property is connected to the electricity grid, as well as a 30kw photovoltaic system and storage batteries. Water is coming from a well with purification system; there are two water tanks and sewage works via a septic system.

AC units, and radiators that work via LPG are available.

Double-glazed windows with mosquito nets throughout the property.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

The property is gated and partially fenced. Other farmhouses are visible in the distance and Ciconia, the closest town, is just 4km away.

NOTES

The vendor is an agricultural company; no VAT is applied in the sale of the property. The asking sales

price refers to the property in its current state, as described in this profile, and includes all furniture and finishes, with the exception for some personal effects.

SURROUNDING

TRAVEL

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

Train: There is a train 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 (9km); Corbara (15km); Bagnoregio (22km); Lago di Bolsena (27km); Todi (38km); Città della Pieve (46km); Viterbo (58km); Lago Trasimeno (66km); Perugia (77km); Spoleto (100km); Porto Santo Stefano (120km); Giglio Island (144km); Rome (126km); and Florence (164km).

LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is 66km away and Antognolla, one of Italy's best 18-hole golf courses, is 126km away.





Please check this profile on our website for more pictures. Thank you.

