



PODERE VIGNETO

This impressive 12-hectare estate is in a unique location with easy accessibility. The stone property is currently divided into single units and has enormous potential as a rural retreat producing exclusive wine.

PRICE	EUR 2.850.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house - habitable units and veranda: 40sqm Main house - part to be finished: 330sqm Former mill and wine cantina: 135sqm Annexes to be restored: 300sqm Chapel: 32sqm All measurements are approximate Land includes vines producing Chardonnay and France Cabernet; an organic olive grove; and woodland.

**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

14

BEDROOMS

7

BATHROOMS

7

LOCATION

GPS: 42.771818,12.160240

Scan the picture below with a suitable smartphone or tablet computer:

**INTRODUCTION**

Podere Vigneto offers breathtaking panoramic views over more than 12 hectares of private land just 10km from Orvieto. Formerly a convent that dates back to the 17th century, the property's use has changed several times over the years.

The current renovation began in 2000, the pool was redone in 2021 and the glass veranda was built in 2022. Currently divided into six units of different sizes, the building could also easily be converted back into a single house. One of the units is as yet unfinished and includes the ancient mill and cellars where previously wine and oil were produced. There is a small chapel on the estate and a couple of outbuildings that could also be developed into living space.

Surrounded by an organic olive grove and thriving vineyards, the estate is agriculturally productive as

well as a place of natural beauty, peace and quiet.

The property would suit those looking for an easily accessible rural retreat that offers vast potential for customisation and development. Its close proximity to the historic town of Orvieto adds to its appeal.

LAYOUT**BEDROOMS**

The property's seven bedrooms are currently part of individual units.

BATHROOMS

There are seven bathrooms.

KITCHEN

Each unit has a separate kitchen or a corner kitchen. If the buyer were to open up the floors and finish the areas that haven't yet been renovated, it would be possible to create a large kitchen with a pantry and a back kitchen, too.

LIVINGROOM

The main living room is in the new glass-fronted veranda and includes a beautiful ceramic Swedish-style heating stove. If the buyer were to open up the space, it would be possible to have a bigger living room or different ones opening onto other views.

OTHER ROOMS

There are several agricultural outbuildings, as well as a cellar.

FACILITIES**OUTSIDE**

The property sits on the brow of hill and, as such, has wonderful views. Approached by a farm lane through the olive grove which produces organic oil, productive vines surround the property on two sides. A large garden surrounds the property with



mature trees and lawn. The lined pool was renovated in 2021 and it would be easy to add heating to it.

TECHNICAL

Water comes from a private well with a filter and softener. There is electricity and LPG. There is air conditioning in parts of the building and a septic tank for sewage. The new windows are double-glazed with mosquito nets.

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 business which means that VAT will not be applied. Furniture is not included, although the buyer can discuss any requests with the seller - any offer is to be made separately.

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.

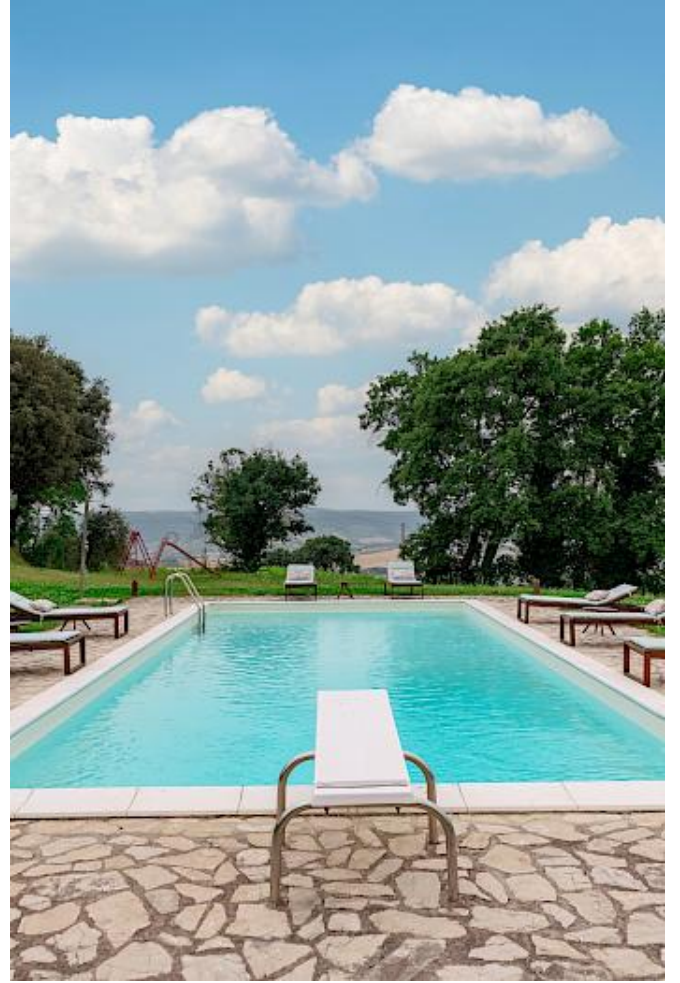
DISTANCES

Podere Vigneto 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.







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