



## USIGNOLO

*A traditional farmhouse that was sensitively renovated using local materials and careful craftsmanship to create a delightful rural retreat.*

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|------------------|---|
| PRICE            | EUR 1.650.000   |
| SALES CATEGORY   | ready to move in  |
| DIMENSIONS       | Main house: 463 sqm;<br>Outbuildings: total 120 sqm<br>Barn: 51 sqm<br>Infinity pool 14x7 mt.<br>Land included in the sales: 70.900 sqm<br>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 where we can help the buyer turn the estate into an outstanding property that could become part of Special Umbria's exclusive rental portfolio. |
| SLEEPS           | 10  |



BEDROOMS 5

BATHROOMS 7

LOCATION GPS: 42.6657479,12.0307775  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Usignolo is a traditional, five-bedroom farmhouse not far from Orvieto. Set against a backdrop of rolling hills, olive groves, vineyards and ancient caves - a quintessential Umbrian landscape - the property is large yet cosy and offers a timeless welcome.

The house is laid out over two floors, although there are small differences in level typical in a house of this age. External stone steps lead out from the second floor drawing room, adding character and practicality.

Careful conservation and a sensitive yet substantial renovation in 2009 mean that the materials and craftsmanship throughout the property are exceptional. Carefully maintained stone walls, exposed wood beams and terracotta ceiling and floor tiles are present throughout, preserving the house's authentic charm.

The living space is spacious and characterful, with large stone fireplaces in several rooms. The dining room occupies the former stables and the original manger is still there, while the kitchen has a mid-height wood-burning stove. As suitable for family living as it is for entertaining friends, the house is surrounded by a large garden with mature trees and

a fabulous pool with far-reaching views west.

The house is approached through gates along a track and enjoys a private yet not secluded location. Orvieto, where the church façade is often cited as one of the most beautiful in Italy, is just 15 minutes away by car.

## LAYOUT

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### BEDROOMS

Usignolo's five bedrooms, although different, all have traditional cotto-and-beam ceilings and cotto floors. The principal bedroom has a stone fireplace. Each room has its own private bathroom.

### BATHROOMS

The bathrooms are individually decorated using traditional materials, including beautiful marble basins. There is a mixture of baths and showers.

### KITCHEN

The large, traditional farmhouse kitchen includes a mid-height fireplace, an old-fashioned stove and a large oven with gas hob. There is a door to the garden.

### LIVINGROOM

There is a large, cosy sitting room on the ground floor with a big stone fireplace, beamed ceiling and cotto floor. The dining room is close to the kitchen and occupies what was once the stables. The original wooden manger is still there, along with some select original stone on the floor around which the cotto tiles have been laid. Doors at either end lead outside while an internal staircase takes you up to the first-floor drawing room which also has a stone fireplace and views out across the countryside.

### OTHER ROOMS

There is a convenient laundry room on the lower-ground floor and a space that is currently used as bike storage. There is a separate 51sqm barn and



various outbuildings.

## FACILITIES

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### OUTSIDE

The property sits in just over 7 hectares of private land, featuring lawn, mature trees, a vegetable garden and an orchard, of which around 2 hectares is fully fenced. The west-facing 7m x 14m saline pool with a brick sun terrace offers breathtaking views, including magnificent sunsets. The farmhouse has an east-facing veranda for al fresco dining, with a traditional wood-burning pizza oven. The farmhouse has a East faced porch equipped with an ancient wood-burning oven to enjoy al fresco dining.

### TECHNICAL

The property is connected to mains water and electricity. Heating is LPG tank.

### ENERGY

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### OTHER FEATURES

### DIRECT ENVIRONMENT

The property is private but not secluded and is accessed by a gravel track.

### NOTES

The mentioned price refers to the last asking sales price for the property in its current state, as described in this profile, including all furnishings and finishes, before the property was committed to be sold late November 2024.

## SURROUNDING

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### 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

Usignolo 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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