



## VELIA

*Its very symmetric layout, with elegant entrance and stairs, its unique view toward the historical center of Orvieto, that it seems to be touchable with one finger, the extra annex to be refurbished and its private chapel make all this villa, a real dream*

PRICE	EUR 2.750.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house: 560 sqm; Dependence: 194 sqm; Private Chapel: 72 sqm; Storages: total 115 sqm Land included in the sales: 143.996 sqm 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 SpecialUmbria's exclusive rental portfolio.

SLEEPS

16

BEDROOMS

8

BATHROOMS

8

LOCATION

GPS: 42.698287,12.095238

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



## INTRODUCTION

Nestled in the peaceful countryside with sweeping panoramic views toward the iconic hilltop town of Orvieto, close to the town of Porano, this elegant villa that dates back to XVII century, offers a rare opportunity to own a timeless piece of Umbria. Surrounded by several hectares of gently rolling land, the property provides both privacy and a quintessential Italian elegant charme of old villas.

The main villa is a beautifully plastered residence, blending charm with elegance as the old ladylike villa can provide. Spacious and light-filled interiors and original architectural details reflect the character of the region.

A first restoration has been conducted in 1966 and a second one, in which few details have been changed, has been done finishing in 2007.

Set apart from the main house, the property includes an annex with tremendous potential. While in need of refurbishment, it offers ample space for a guesthouse, artist's studio, or additional accommodation.

Adding to the uniqueness of this estate is a historic chapel on the grounds: it retains a serene and atmospheric presence—ideal for events, or just as per architectural enhancement.

Whether as a private residence, vacation home, or investment opportunity, this estate is a rare gem in the Umbrian countryside, combining breathtaking views, authentic character, and development potential—all just a short drive from the cultural treasures of Orvieto.

## LAYOUT

### BEDROOMS

In the main house there are 6 bedrooms. Currently most of them are covered with vintage paper wall. In the annex currently there are 3 bedrooms, one of which can accommodate up to a french bed.

### BATHROOMS

Bathrooms are all currently the original ones: some are characterized by a pastel tone retro charm, whilst others are more modern. In the annex there are two bathrooms.

### KITCHEN

The large kitchen located in the back of the main villa, so with direct access also from outside, features a big fireplace used in the past to cook. It is also connected to rooms used as pantry and access to ancient cave, present in the property. In the annex there is also a small kitchen.

### LIVINGROOM

The formal living rooms of Velia are both located on the ground floor, with the typical fireplace, and on the first floor, which is the real masterpiece of the

property. With its large windows, and travertine columns, it gives a dramatic view onto Orvieto, and the garden surrounding the villa, and its two ancient umbrella pine trees.

## OTHER ROOMS

Velia boasts not only several rooms used as laundry and pantries, but also there is a convenient office on the ground floor, as well as another room that can be used as further sitting area, or library.

## FACILITIES

### OUTSIDE

The swimming pool is located facing Orvieto and surrounded by vineyards. Garden is all around, including a terrace close by the pool. The outdoor area also boasts two driveway. One is only for walking, whilst the other allow the entrance from the gate of the property.

### TECHNICAL

The property is connected to the electricity and water network.

The heating system consists of two boilers, powered by LPG and radiators present throughout the property.

There is an Imhoff tank for sewerage.

Irrigation system is present in the garden.

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT

The access to Velia is via private gated driveway, The town of Porano is only 2 km away, where basic amenities are found

## NOTES

The asking price refers to the property in its current state, as described in this profile. Furniture are not included but some of it can be purchased against a separate offer.

## SURROUNDING

### TRAVEL

*Air:* The nearest airports are Perugia [PEG] (80km); Rome Ciampino [CIA] (135km); Rome Fiumicino [FCO] (155km); and Florence [FLR] (180km).

*Train:* There is a train station in Orvieto (6km).

*Road:* The A1 motorway exit closest to the property is Orvieto (7km) for Florence and Rome.

### DISTANCES

Velia is close to several towns and cities in both Umbria and Lazio, including: Porano (2km); Orvieto (8km); Corbara (17km); Bagnoregio (12km); Lago di Bolsena (22km); Todi (40km); Città della Pieve (47km); Viterbo (38km); Lago Trasimeno (70km); Perugia (78km); Spoleto (84km); Porto Santo Stefano (112km); Giglio Island (140km); Rome (126km); and Florence (166km).









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