



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Montegabbione (TR) Via Roma 1

Beautiful property in Umbria, Montegabbione

Description in English:

A splendid property in Umbria that stands on the enchanting panorama of two small medieval villages, Montegabbione and Monteleone d Orvieto. A peaceful place amidst green hills and woods where one can relax and visit medieval villages and towns rich in art and beauty. A property restored in 2005 with a swimming pool and 13 hectares of land suitable for both private and receptive use. To date, the property is divided into:

1) Building A (on two levels): on the ground floor in the old hall we find the restaurant with fireplace, professional kitchen, reception, storeroom, pantry, laundry and bathrooms for guests and staff. On the upper floor we find the master flat and one of the five flats (two-roomed) intended for agritourism. The master flat consists of 2 bedrooms, living room, kitchen and two bathrooms.

2) Building B of approximately 200 square metres (on two levels): in this section we find 4 two-room flats (of which 3 on the ground floor) each with bedroom, living room and bathroom. The rooms have an independent entrance and private garden areas

3) Additional outbuildings: there is a former barn renovated in 2013, an open but covered room now used as a relaxation room. Also present are a warehouse, old stable, woodshed, storage room, garage. The property is completed by a beautiful panoramic swimming pool (6 x 14 metres) and land of about 13 hectares, including 4,000 square metres of garden, barley and alfalfa crops, as well as a vineyard of about 1 hectare of Pinot Noir and 140 olive trees. Umbria is an Italian region bordering Tuscany, Lazio and Marche. Often referred to as the green heart of the country, the region is famous for its medieval hilltop towns, dense forests and local cuisine, especially wine and truffles.

INFORMATION

Ref.	Umbria 001
Type	Sale
Category	Villa
Price	1,190,000.00
Annual Expense	
Year	
Energetic Class	VA kWh/m ² a

NUMBER

Rooms	15
Bedrooms	7
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	810
Garden	130000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private



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Heating Independent Heating Type Boiler Type of heating system Radiator heating
Energy source LPG Heating

ACCESSORIES

Fireplace

Swimming pool

Data network

Storage room

IMAGES





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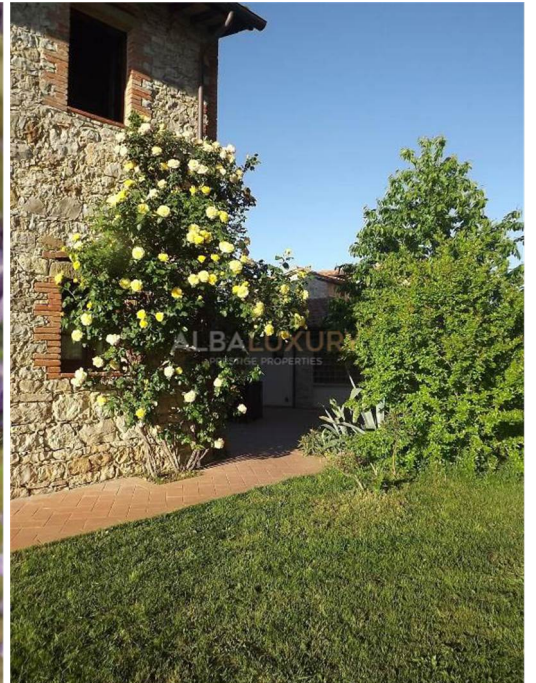
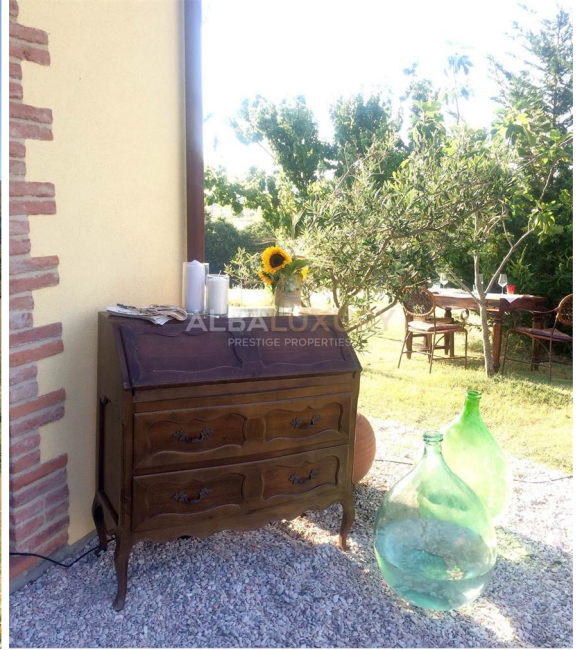


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