



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 Penna in Teverina (TR) Via Ortana 1

Strategically located property in Umbria

Prestigious Estate with Panoramic View An extraordinary property strategically located among the fascinating Umbrian hills, a short distance from Rome and with easy access to the A1 motorway (Rome-Florence). This estate offers spectacular views that span from the snow-capped peaks of Mount Terminillo to the picturesque Umbrian hills overlooking the Tiber Valley. **Period Residence and Apartments:** The hospitality area is housed in a charming historic building, a small castle made of local stone, which accommodates guests in charming suites and rooms. In addition, there are six self-contained flats in charming terraced cottages, each with an outdoor veranda and garden. This variety of accommodation offers unique versatility for hosting events and celebrations of all kinds. **Area and Infrastructure:** The estate covers 20 hectares of land and comprises approximately 3000 square metres of covered facilities, including sheds, technical rooms and 1500 square metres dedicated to hospitality, including a restaurant, rooms and flats. **Panoramic Pool and Wellness Centre** An enchanting panoramic swimming pool, equipped with a whirlpool, provides an ideal place to relax and admire the surrounding landscape. In addition, the property boasts a relaxing wellness centre that offers the opportunity to indulge in moments of rejuvenation and pampering. **Connections and Accessibility:** The estate is served by excellent transport links. The railway station of Orte, one of the main railway junctions in central Italy, is located just 9 km from the property. In addition, the A1 (Milan-Naples) motorway with exit at Orte, on the Rome-Florence section, is just 8 km from the estate, ensuring quick and easy access. **Tourism and Attractions:** The strategic location of the estate allows easy access to numerous tourist attractions, including historical cities such as Rome, Cascia, Assisi and Norcia. The region is also famous for its natural beauty, including the Marmore Falls and the Trasimeno and Bolsena lakes. In addition, the area offers food and wine opportunities, with Montefalco renowned for its Sagrantino wine.

Possible Uses:

This extraordinary property offers several opportunities: **Accommodation:** Ideal for those wishing to run an accommodation facility for events, celebrations and tourists. **Catering:** The restaurant within the property has the capacity to host large events and offer high quality cuisine. **Private Residence:** Can be converted into a private residence, perfect for groups of friends, family or business colleagues, with space for recreational activities such as sports or horse riding. This estate blends historic charm, modern comfort and panoramic views into one exceptional property.

INFORMATION

Ref.	Umbria 215
Type	Sale
Category	Villa
Price	2,500,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	20
Bedrooms	23
Bathrooms	16
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1100
Garden	20000
Cellar	
Balconies + Terraces	500
Attic	
Tavern	
Box	



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FEATURES

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

ACCESSORIES

Fireplace

Laundry room

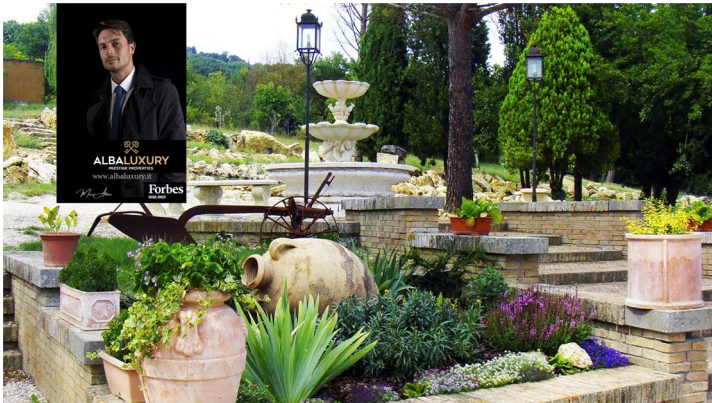
Swimming pool

Data network

Storage room

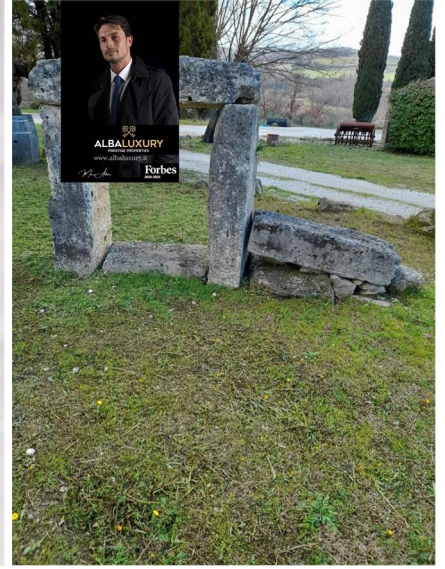
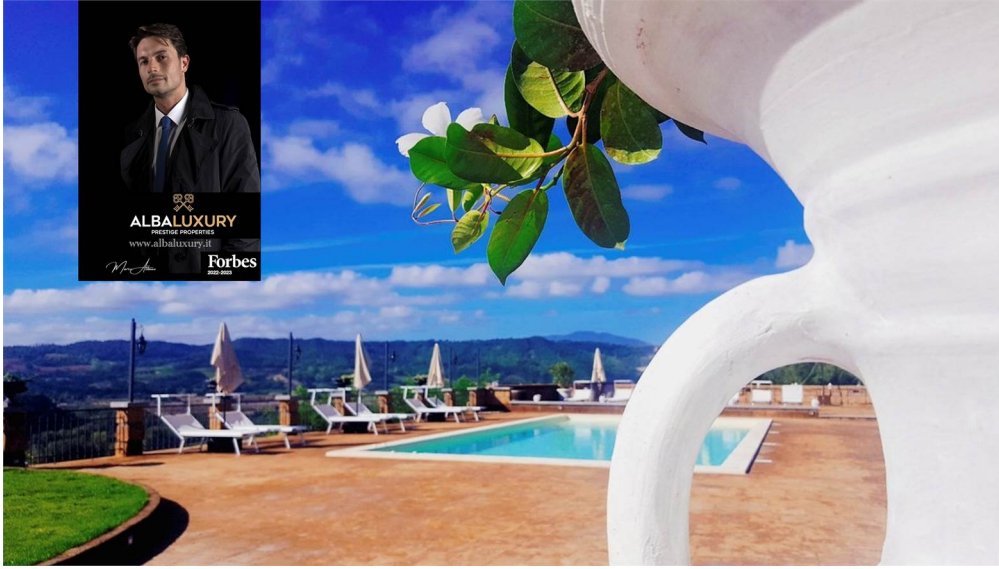
Jacuzzi tub

IMAGES



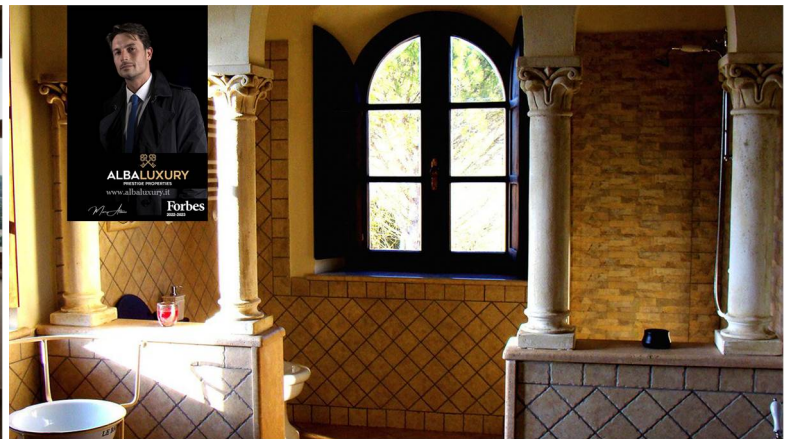
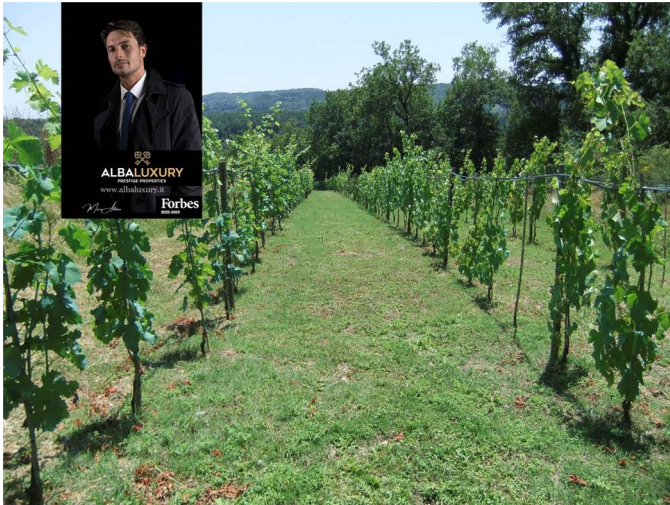


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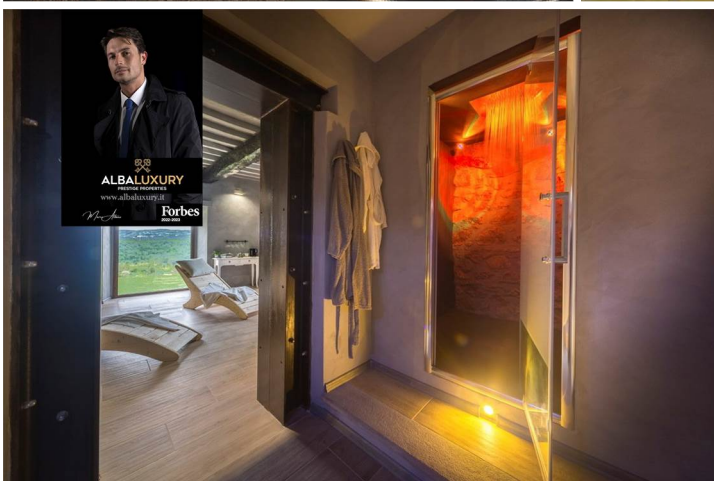
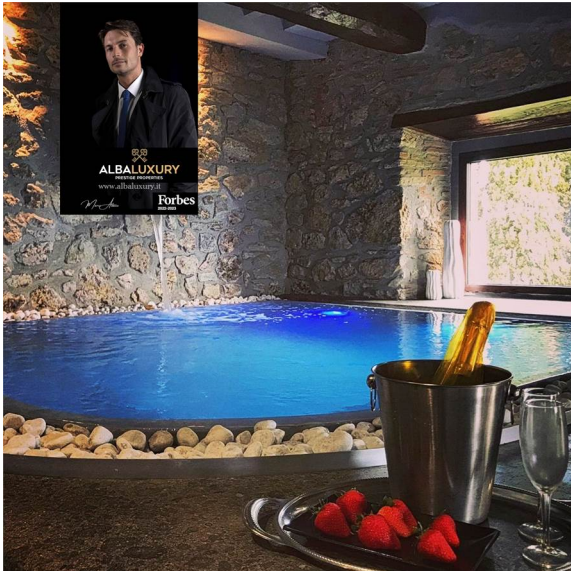
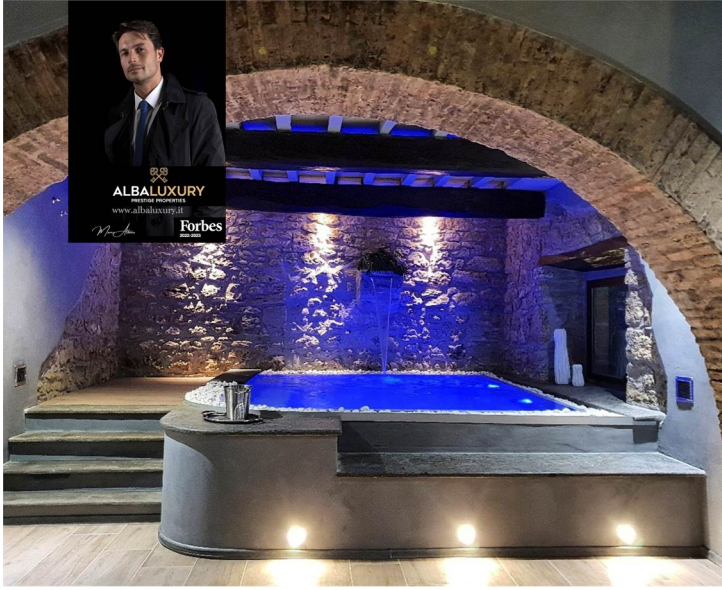


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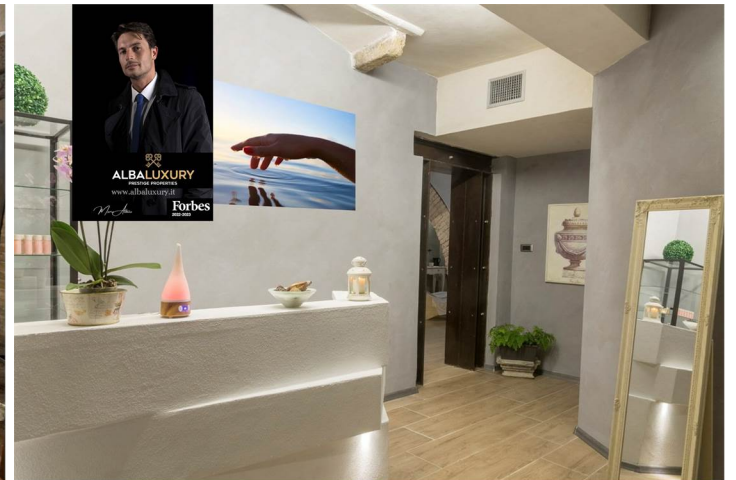


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