



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Montegabbione (TR) via aldo moro 8

### Agritourism in the countryside of Terni, Umbria

In a strategic position, easily reachable, halfway between Florence and Rome, we find this characteristic country farmhouse that consists of two old stone farmhouses that have been renovated preserving the original features with and accommodating a total of 9 rooms arranged on two floors and furnished in a simple style, each with a private bathroom.

Five rooms are on the ground floor overlooking the garden and four on the first floor overlooking the surrounding countryside

The property is easily accessible via an easy country road immersed in olive groves and is located on a 14-hectare property

Enhancing the property is a beautiful swimming pool ideal for carving out relaxing moments.

Montegabbione is located on a hill between Perugia and Terni. It is just a quarter of an hour's drive from Fabro, where the busy Autosole motorway passes, but it is immersed in a silent, slow context where time seems to stand still.

Montegabbione is a fortified village of great historical and architectural value. It is built around the castle and has watchtowers that once served to protect the village and to see the arrival of enemies in time. Outside the walls is the Church of the Madonna delle Grazie, which dates back to 1625. Inside the church you can see a fresco of the Madonna del Latte from the 16th century. The hills around the village, where olive trees and vineyards grow, are also enchanting and well worth a visit. In the nature near Montegabbione there are also waterfalls, streams and torrents, which you can find on your way and which make walks in the green even more exciting. Among the destinations to see in Umbria near Montegabbione, there is Fabro, a medieval village of rare beauty that you can reach by passing through hills, olive groves and vineyards. The heart of the town is the castle, which protects the surrounding buildings from above. In fact, it stands at a height of 364 metres above sea level. It is a small town, very small indeed, with reddish brick walls and narrow picturesque alleys. Worthy of mention are the Church of St Martin, which dates back to the 19th century and inside which there is a wooden bas-relief depicting St Martin, Bishop of Tours, and the 19th-century Town Hall.

#### INFORMATION

Ref.	Umbria 904
Type	Sale
Category	Villa
Price	1,837,500.00
Annual Expense	
Year	1800
Energetic Class	D kWh/m²a

#### NUMBER

Rooms	20
Bedrooms	9
Bathrooms	12
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1000
Garden	140000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
Free Sides	4	Garden	Private	Furniture	Furnished
Type living	Dining room	Kitchen	Eat-In Kitchen	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	Gas
Hot Water	Independent	Fixtures	Wood	Floors Living Room	Parquet
Floors Bedrooms	Laminate	Floors Kitchen	Parquet		

## ACCESSORIES

Antitheft

Home automation system

Swimming pool

## IMAGES



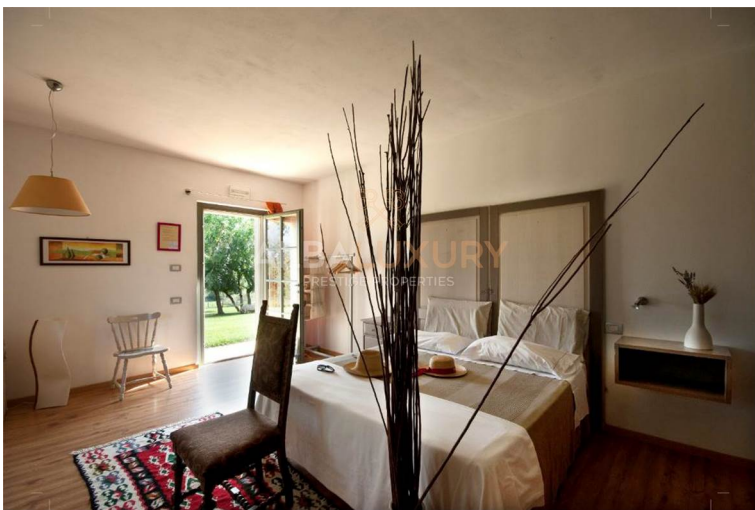


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