



Property

Monteleone d'Orvieto, Terni, 05017

Price: \$ 4,009,815
MLS #: 5656101001203


NUMBER OF
BEDS
6


NUMBER OF
BATHROOMS
9


IN SQ FT
AREA
13,993


PROPERTY AGE
YEAR BUILT
2000

ESTATE WITH VINEYARD IN MONTELEONE D'ORVIETO IL CASALE Halfway of the beautiful medieval town of Orvieto and Perugia, in the Umbrian countryside on the border with Tuscany, there's a prestigious estate with Winery. Easily accessible in the countryside of Umbria this prestigious wine estate is perfect for those looking for a task well started, that will allow at the same time to reach many of the old towns of Umbria and Tuscany: the beautiful Orvieto, Città della Pieve, Perugia, the area of Montalcino, Montefalco, Assisi and even Rome, all within an hour, an hour and a half. The property consists of two buildings with living accommodation function of ca 700 m² with garage of 122 sqm, 100 sqm cellar and terrace on the ground floor and first floor for a total of 550 sqm. The main House has a porch/conservatory of 100 sqm, next to the homes there is a newly built large basement of about 800 mq. The main villa, antique renovated stone-farmhouse, is 500 sqm and it's distributed on two floors: entering from an elegant entrance hall on the ground floor there is a large living room of ca 150 sqm with elegant and prestigious fixtures, which leads to the porch/conservatory with oven and grill. Crossing the living room you will find a panoramic terrace that looks on the vineyard where there's a pond of title. Also on the ground floor there is the pool area of 35 square meters, kitchen 50 sqm and studio of 25 sqm. On the first floor 3 double-bedrooms and a little living room, each one with exit to the terrace of 300 sqm and 3 bathrooms with high quality finishes. In the basement there are the winecellars and warehouses. The second habitation instead, adjacent and accessible even internally, consists of double living room, kitchen, 3 bathrooms and 3 bedrooms, always with excellent finishing, with exit to the panoramic terrace. THE POOL In the garden of 3000 sqm there is a beautiful swimming pool with jacuzzi of 100 sqm heated with heat pumps. WINERY The newly built wine cellar (800 sqm ca.) is distributed over two floors: in the basement you will find the bottling area, barrel room for the storage of bottled wine and office administration. On the first floor tasting room and retail, outdoor panoramic terrace for tastings, room for 22 wine barrels and processing grapes area. Complete the property machinery and tools included in the sale. OUTSIDE The property covers 18 hectares, 15 completely fenced, of which 11 of DOC vineyard and 4 to Woods where there is a natural lake. Nearby the property there is an entirely organic DOP olive grove (Leccino, Moraiolo and Frantoio) of approx 4 hectares that allows the production of an excellent extra virgin olive oil. The main villa can clearly be used as a private residence, either in whole or in part, leaving some free rooms for an activity such as bed and breakfast or guesthouse.

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