



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA VENERE



Ref: NV931

Umbria - Terni - Narni

PRICE: 550.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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GENERAL INFORMATION

Surface: 369.00 Mq

Bedrooms: 4

Bathrooms: 3

Swimming pool: Si

Terrain: 0.25 ha

This farmhouse is nestled in the rolling Umbrian hills near Narni, strategically located on the border with Tuscany and just 1 hour's drive from Rome.

Perched at the head of the Valley D'Orza, the property has a commanding position, offering breathtaking panoramic views.

The house dates back over 200 years and has been restored between 2005 and 2015 and transformed into a luxurious 4-bedroom villa.

The renovation of the property was done preserving its rustic charm and incorporating modern elements for maximum comfort.

The 369sqm villa has exposed stone and brick internally, a testimony to the history of the property, a living area with kitchen and dining room on the ground floor, large bedrooms, 3 bathrooms, one with sauna, a study, a large living area on the first floor with sitting room, lounge area and dining room with panoramic views from the numerous windows.

Covered patio for outdoor dining.

On one side of the house there is an infinity pool (10 x 4 m) built in 2015 that enjoys a splendid view of the surrounding countryside and the Umbrian hills.

The property is surrounded by 2,200 square meters of land and includes an annex for warehouse use.

Ground Floor: kitchen, living room with fireplace and dining room, bathroom with shower, tub and sauna;

Middle Floor: living room with an antique sink, French window, 1 bedroom;

First Floor: large living area, a small bathroom with shower, 1 twin bedroom, 1 bathroom with shower, 1 double bedroom, a living room with entrance with external stairs, 1 double bedroom.

Utilities: mains water, well, LPG heating, air conditioning, swimming pool 10x4 m, 1.40-1.80 deep), home automation system.

Distances: grocery stores, bars and restaurants about 1 km away, motorway in Magliano Sabina 15 km, Narni 16 km, Lake Bracciano 60 km, Rome 80 km.

Notes: the house needs some works.