24RE
Via della Vigna Nuova, 16 - 50123 Firenze
Phone number +393496007599

Estate for Sale in Monteleone d'Orvieto
€ 1.650.000
Ref. CBI162-2963-482



610 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 14

Immersed in the peace and quiet of the gentle Umbrian hills, in a private yet not isolated position and close to the region’s most renowned art cities, this splendid estate for sale is located between Piegaro and Monteleone d’Orvieto. The property consists of an elegant farmhouse with outbuildings, all expertly restored with taste and care, and approximately 50 hectares of land. Città della Pieve, Orvieto, and Perugia are easily reachable, as are the Tuscan destinations of Cortona, Montepulciano, the Val d’Orcia, and Siena; Rome, with its international airports, is also just a few hours away.
Originally built as a manor house, the property has recently undergone a complete renovation, carried out with meticulous attention to detail and using high-quality materials throughout. The total surface area is approximately 600 sqm, including two convenient outbuildings, which have also been fully and carefully restored.
The main farmhouse is arranged over 12 rooms and features 5 bedrooms, each with its own en suite bathroom. The interiors are spacious and well laid out, designed to host family and guests in complete comfort while also ensuring privacy and functionality.
In recent years, the property has been successfully used both as a country residence for family gatherings and as a luxury holiday home, appreciated by an international clientele increasingly drawn to this still authentic and lesser-known area of central Italy—an area that has nothing to envy the more famous Tuscan countryside of the Siena and Arezzo provinces.
The estate is located just a short distance from the provincial road, offering easy access while remaining sheltered from noise and set within an already private environment. The state of preservation is excellent, allowing for immediate occupancy. The fenced park, enhanced by a large swimming pool, adds exceptional value to summer days, especially after visiting one of the many nearby historic villages or art cities.
The villa is sold fully furnished and features a spacious eat-in kitchen and a magnificent panoramic terrace, offering open and evocative

views over the surrounding private park. A convenient storage room is also available for equipment and accessories.
All essential services are located in the nearby lively village of Monteleone d'Orvieto, which can also be reached on foot. Here, residents can enjoy the social life of a charming town while maintaining the tranquillity of the countryside, with the added pleasure of excellent local dining—such as truffle-based specialties—just minutes from home.
In addition to the garden surrounding the farmhouse, the property includes a vast, flat expanse of approximately 50 hectares of land: about 15 hectares are dedicated to arable land and partly to olive groves, while the remaining 35 hectares consist of woodland. The woodland, subject to scheduled cutting every six to seven years, allows for undergrowth maintenance and provides a modest income. The land also offers the possibility of maintaining wide open natural spaces around the house or of selling all or part of the agricultural property.
Acquiring a property of this beauty in this area is a rare opportunity—an ideal choice for those seeking a solid, comfortable, and functional investment over time, in a part of central Italy that is experiencing a true renaissance and is increasingly appreciated by those in search of beauty, authenticity, and balanced property values.
A true real estate gem, perfect as a luxury residence, a prestigious country home, or a high-end hospitality investment.

Certification

Energy Class: F

Property Informations

Address: PIEGARO - MONTELEONE D'ORVIETO	**Bedrooms**: 5
Bathrooms: 5	**Rooms**: 14
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Floor: Ground Floor	**Total floors**: 1
Date of construction: 1990	**Current Status**: Available after the deed of sale
Terrace: Present, 60 sq.m	**Garden**: Private, 10.000 sq.m
Kitchen: Eat-in kitchen	

















24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962















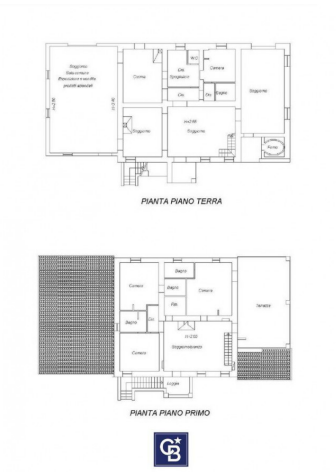


24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962













24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962