



EXCLUSIVE ESTATE
IMMERSED IN
THE VITERBO HILLS



SPACIOUS PROPERTY WITH MAIN FARMHOUSE, INDEPENDENT APARTMENT, SWIMMING POOL, TERRACE, ANNEX, OUTBUILDINGS, VINEYARD, AND OLIVE GROVE

Adjacent to the historic center of Viterbo, in the Signorino locality, we offer for sale a magnificent property of approximately 7 hectares in total. It consists of a main farmhouse, an apartment with independent access, a large common courtyard with panoramic terraces, a swimming pool, and a delightful annex. The well-maintained property is developed on a vast piece of land, predominantly dedicated to vineyards and olive groves. It also includes numerous outbuildings used as stables, warehouses, caves, and an oven.

The farmhouse, in excellent overall condition, is spread over two levels and is surrounded by a large outdoor terrace offering a breathtaking panoramic view of the countryside and surrounding hills, a backdrop of extreme natural beauty in which the construction blends perfectly. The ground floor hosts the living area, with direct access to a first living room leading on one side to the spacious main living room with a double external exposure, and on the other side to the dining area connected to the adjacent kitchen. Fireplaces are present in all rooms. In the central area, there is a bathroom and the staircase leading to the first floor. From the living room, you exit onto the large terrace, partly covered, providing the opportunity for outdoor dining not only in the summer season.

Ascending a few steps, you find the area dedicated to the swimming pool, equipped with a sunbathing area, relaxation zone, changing room, and outdoor showers. There is also a small, finely finished annex with a bedroom, bathroom, and kitchenette, usable independently from the rest of the house.

The first floor of the farmhouse is used as the sleeping area, with six bedrooms and four bathrooms. One of the larger rooms also accommodates a loft, created by a level offset and easily accessible via a wooden staircase. The rooms have partly exposed wooden beam ceilings and partly vaulted ceilings, exuding the ancient charm of traditional rural homes throughout the entire house.

Additionally, the property includes a second residential unit with

independent access on the second floor, accessed through a terrace of about 50 square meters. This unit is used for hospitality purposes and consists of two bedrooms, two bathrooms, a living room, and a kitchen. On the west border of the property, from the entrance gate on the road, there is a right of way for the adjacent property, and access to the houses is also possible through a second road via the same entrance gate.

The property is suitable for both residential use as a single prestigious residence and for tourist/receptive purposes, such as a vacation home, b&b, or even as an agritourism. This versatility is due to the property's own productions from numerous olive trees and a 7,000 square meter vineyard, along with various other plants and essences present in the park. Alternatively, it could be used for a mixed residential and tourist-receptive purpose, allocating only a part of the numerous buildings to this use.





PROPERTY DETAILS

AREA

Viterbo

TYPE

Estate with single-family villa, detached apartment, outbuildings and land

FLOORS

Ground, first, second and basement

ORIENTATION

Unit 1: S - E - W

Unit 2: N - S - E - W

CONDITION

Excellent

CADASTRAL CATEGORY

A/7 (Dwellings in small villas)

A/2 (Civic-type dwelling)

D/10 (Rural buildings instrumental to agricultural activity)

CADASTRAL INCOME

A/7 € 1847,62

A/2 € 610,71

D/10 € 1594,00

ENERGETIC CLASS

G class

HEATING

Autonomous LPG-fired with underground cylinders, two separate boilers



GROSS SQM

Unit 1 384 sqm

Unit 2 141 sqm

Terrace 51 sqm

Outbuildings 394 sqm

Shared court 1.383 sqm

Land 69.517 sqm

COMMERCIAL SQM

Total 517 sqm

Total unit and court 655 sqm

DOTAZIONI

Swimming pool

Well connected to two water purifiers, one for domestic water and one for irrigation

Septic tank

Gas boiler

Oven

PRICE € 1.830.000,00

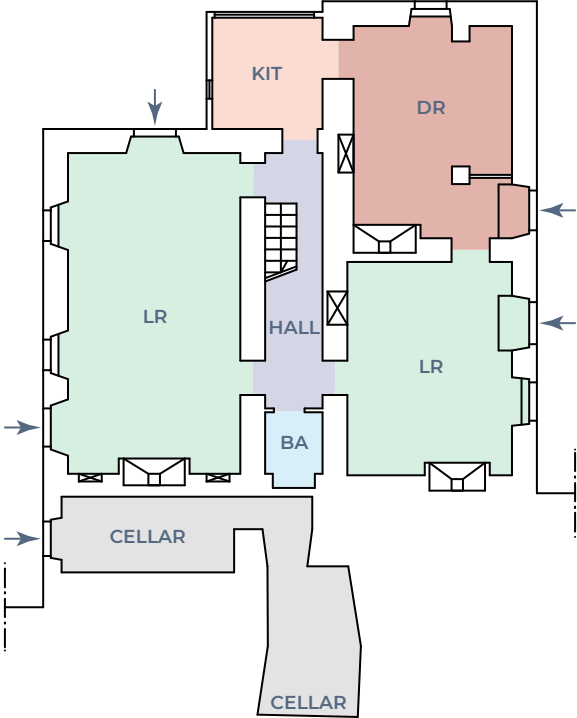








GROUND FLOOR | U.1



Legend

- KIT = kitchen
- BA = bathroom
- LR = living room
- DR = dining room

















FIRST FLOOR | U.1



Legend

- BD = bedroom
- BA = bathroom

















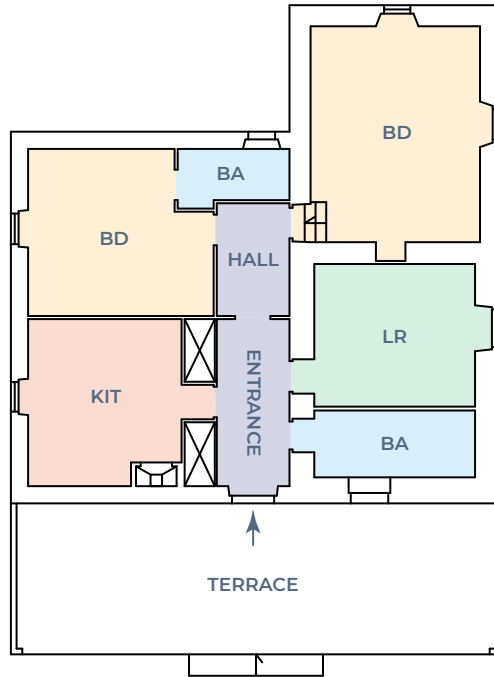








SECOND FLOOR | U. 2



Legend

- KIT = kitchen
- BD = bedroom
- BA = bathroom
- LR = living room









OUTDOOR

















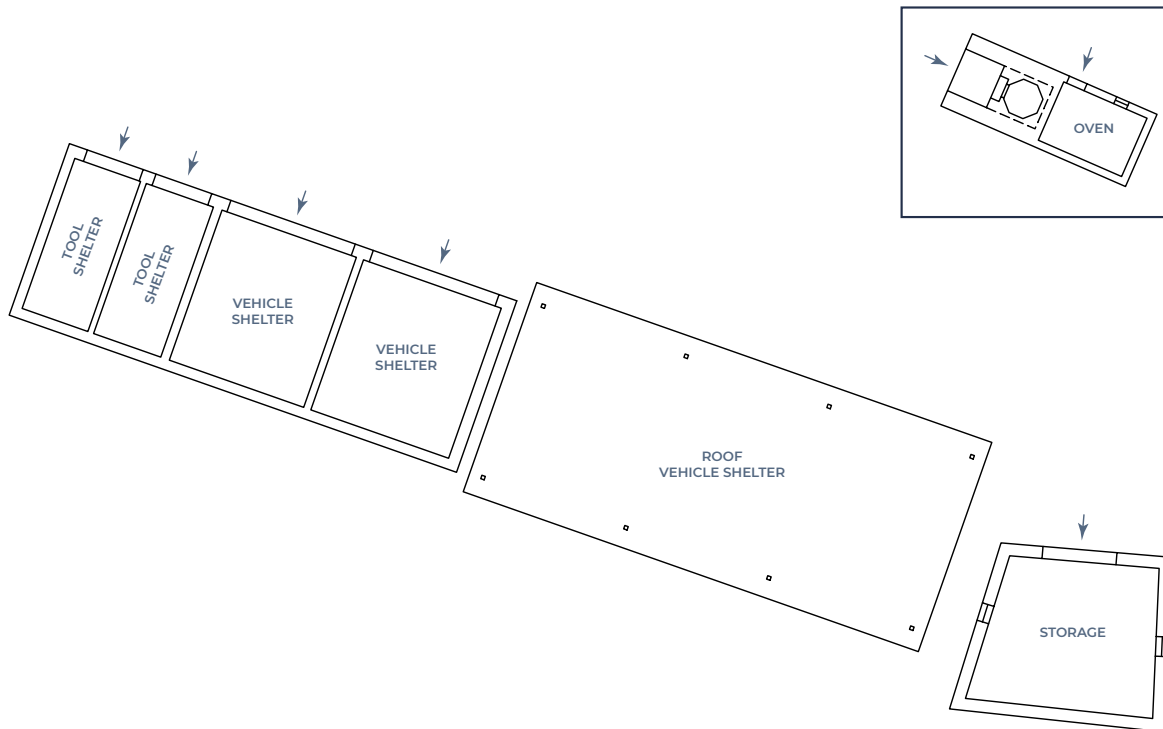








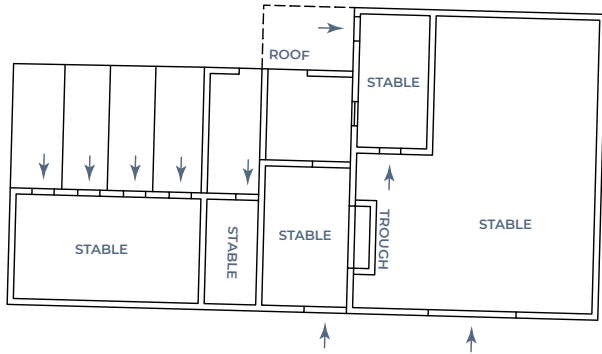
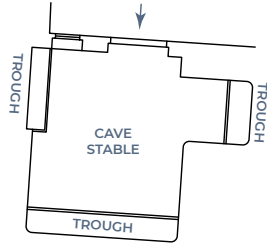
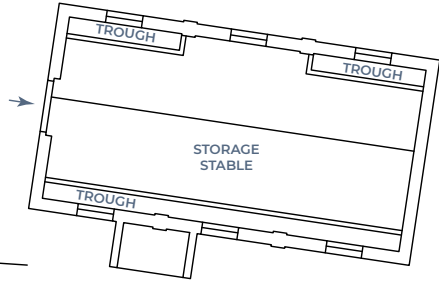
OUTBUILDINGS

















LAND

- RESIDENTIAL UNIT
- OUTBUILDINGS
- SWIMMING POOL





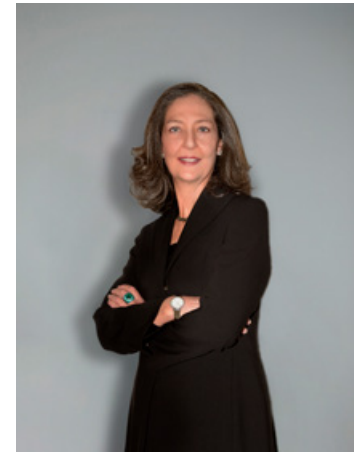












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