

18

MONTEFALCO, UMBRIA, ITALY

€520,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

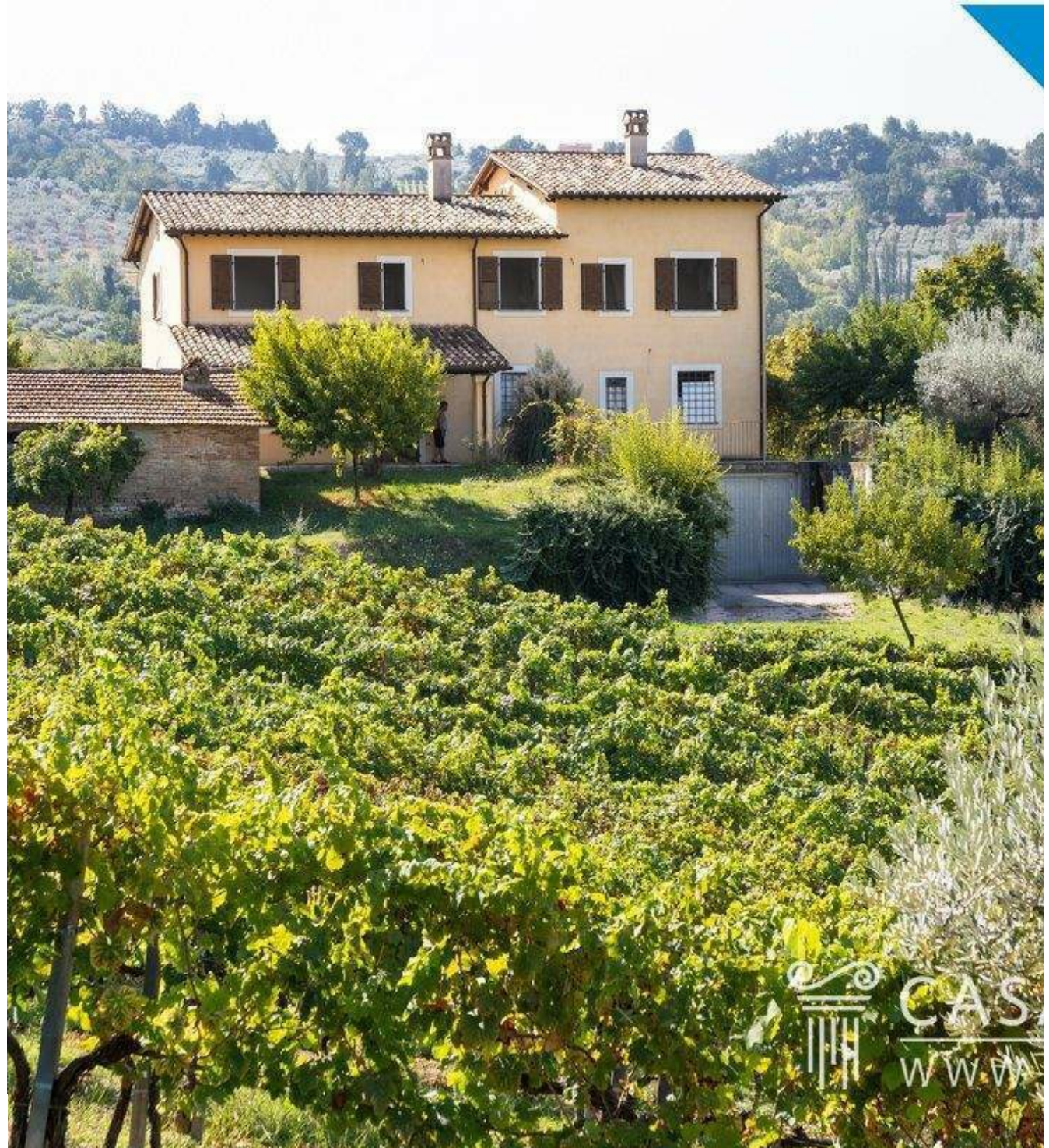
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A restored farmhouse, to be finished internally, with 9 ha land with vineyard, olive grove and arable land, in a reserved and panoramic position among the hills of Montefalco. Net surface area of 523 sqm, plus two outbuildings to be restored of 143 and 40 sqm net. Currently divided into two independent flats but convertible into a single dwelling. The Casale con Vigneto e Uliveto is located in a hilly and panoramic position, just 3 km from Montefalco. In the green heart of Italy, embraced by the rolling Umbrian hills, Montefalco is a jewel set in a landscape that seems to have been painted by a Renaissance artist.

**Vineyard,
Olive grove,
Feasibility to build a swimming
pool,
Garage,
Guest apartment,
In the country**

€520,000



Its territory is a concentration of history, culture and traditions that blend harmoniously with the luxuriant nature that surrounds it. All around, vineyards stretch as far as the eye can see: this is the home of the famous Sagrantino wine, sought after all over the world for its depth and intensity. And then there are the olive groves, from which comes an extra virgin olive oil that encapsulates all the essence and purity of the region. But Montefalco is not only a place of gastronomic delights. Exploring its surroundings, one can discover ancient abbeys and frescoed churches, tangible evidence of the profound spirituality that has always permeated Umbria. Every corner, from the smallest hamlet to the vast cultivated fields, tells a story, offering the visitor a journey through time. The location of the Casale con Vigneto e Uliveto is also a strategic starting point for visiting Umbria, Tuscany and Lazio: in fact, in just a few minutes by car, it is possible to discover some of Umbria's most famous historic centres, with Foligno (7 km) a 10-minute drive away, Trevi (15 km) 20 minutes away, Spoleto (27 km) less than half an hour away and finally Todi and Perugia (39 km) 40 minutes away. Rome (140 km) can be reached in about 2 hours and Florence (189 km) in about 2 hours and 20 minutes.



For those arriving by plane, Perugia airport, the closest, is only 30 km away (half an hour by car). The airports of Roma Ciampino (159 km) and Fiumicino (176 km) are about 2 hours away by car.



