



Punto Casa Terni

AGENCY — TERNI

MONTECASTRILLI — UMBRIA

Luxury farmhouse in Umbria with large land

€ 540.000

PRICE

350 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

Luxury farmhouse in Umbria with large land

MONTECASTRILLI (S. Egidio): A magnificent stone farmhouse, completely renovated in 2005 with a focus on using reclaimed materials or handcrafted new finishes. Nestled within a 21,564 sqm park, the grounds feature olive groves, fruit trees, and a vineyard, creating a unique and captivating atmosphere. The property boasts a large, fenced courtyard with multiple vehicle and pedestrian entrances, ensuring total privacy and security. The living area spans approximately 350 sqm across two levels, providing ample space for every need, with the potential to extend the residential portion by an additional 69 sqm. Ground Floor: You are welcomed by a terracotta-paved porch with a wooden roof (which can be enclosed). Inside, a spacious entrance hall with an adjacent study leads to a grand living room with a fireplace, and a dining area with an adjoining custom masonry kitchen, also featuring its own fireplace. Sleeping Quarters & Facilities: The home includes five bedrooms, four bathrooms, a storage room, a woodshed, and a laundry/ironing room. Materials & Sustainability: This property

is a masterclass in Umbrian craftsmanship, featuring high-end traditional materials such as: Antique terracotta flooring; Exposed wooden ceilings and solid wood doors; Chestnut wood fixtures with double glazing and internal shutters. The estate is designed with eco-sustainability in mind, equipped with a self-sufficient solar system for domestic hot water and cisterns for the collection of rainwater and surface spring water. Outdoor Amenities: A masonry barbecue, paved parking area, and a 70 sqm outbuilding spread over two levels for agricultural use and tool storage. Investment Potential: There is an option to purchase the original early 20th-century furniture, beautifully restored. This adds significant value and makes the property move-in ready for the luxury holiday rental market, representing a prime investment opportunity. Accessibility: The farmhouse is suitable for persons with reduced mobility, as the structure is designed to be accessible on both floors without barriers. Do not miss the chance to live in a corner of paradise in the heart of Umbria!

 **350 m²**
AREA

 **5**
ROOMS

 **4**
BATHROOMS

 **€ 540.000**
PRICE

FEATURES



WIDE
SPACES



CULTIVATIONS
PROPERTY



LUXURIOUS
FINISHES



PARK



RENOVATED



Punto Casa Terni

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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