

# Lazio

## San Lorenzo Nuovo

Ref. 4176: Prestigious farmhouse with 11 bedrooms, pool and tennis court  
Price on Request



# Description

Prestigious farmhouse, originally a 280 year old fruit farm, has been recently and excellently renovated maintaining its charming character in the typical traditional Tuscan style. Close to the beautiful Lake Bolsena, this luxury farmhouse and guesthouse rest peacefully in the verdant Tuscany-Lazio-Umbria countryside. Part of the property is a park of approximately 3ha, all fenced, green lawns, orchard, olive grove, vineyard, nut trees and an abundance of lavender fields. Its closest neighbor is a medieval castle. The main house is spread over an area of 730sqm divided over two levels, with an guesthouse of 210sqm and several other outbuildings for a total area of 1265sqm, in addition to covered porches and terraces of 518sqm in size. The external area has a private garden surrounded by lush Mediterranean plantings, as well as a solarium and a 9x18m swimming pool with changing room, bathroom and sauna, a tennis court, two bowling greens, and beach volley court all situated in a very private position, including an outdoor kitchen with pizza oven, BBQ and several outbuildings.

The main house of 730sqm on two levels: On the ground floor: there is an entrance, hallway, bathroom, living room with fireplace, lounge, dining room with fireplace, large professional kitchen with fireplace, two patios, terrace, laundry room, storage room, utility room, separate apartment with living room, kitchen and bathroom. On the first floor there are seven bedrooms, six bathrooms, hallway, cloakroom and rooftop terrace. There is also a guesthouse of 210sqm all on the one level: entrance, living room with fireplace, kitchen, dining room with fireplace, three bedrooms, three bathrooms, laundry, patio, terrace. 55sqm changing room all on the one level: changing room, bathroom, shower, sauna, and storeroom. 90sqm conference room all on the one level with loft Outdoor kitchen of 50sqm with pizza oven and BBQ Two photovoltaic plans of 90sqm each with storage area below.

The prestigious property is strategically located in the northern part of Lazio (Alto Lazio), on the border of Lazio-Tuscany and Umbria in the province of Viterbo, just 3km away from the center of San Lorenzo Nuovo, favored by its proximity to Lake Bolsena and the historic and internationally renowned Orvieto. The famous art cities such as Viterbo and Orvieto, can be reached easily, as well as the spa towns of San Casciano dei Bagni and Saturnia in 30km and 50km from the Tuscan coast, Perugia International Airport is 100km away and Rome Fiumicino Airport can be reached in about 150km

# Pictures





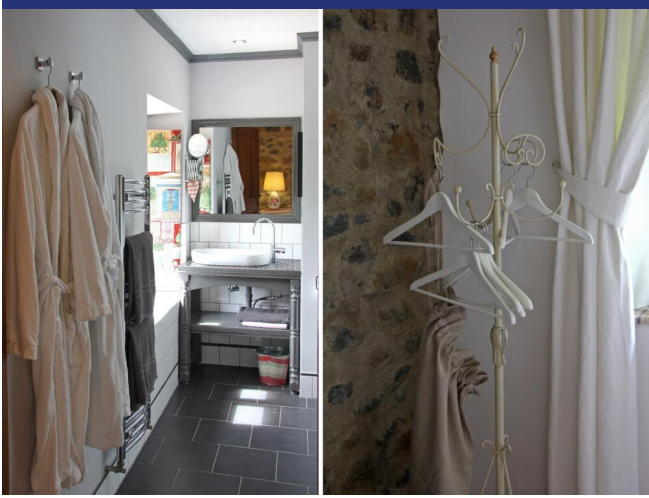
















# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 4176
- Villa/Farmhouse
- Panoramic View
- 5 km to Lake
- 50 km to Sea
- 3 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Price on Request
- Floorspace: 730 m<sup>2</sup>
- SQM Plot: 27000 m<sup>2</sup>
- Bedrooms: 11
- Bathrooms: 12
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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