

## Homestead for sale in Narni

**€ 280.000**  
**Ref. 81358**



**291 sq.m. | Bathrooms: 1 | Bedrooms: 4 | Rooms: 5**

Situated in a prime, elevated position between the villages of Capitone and Narni, this spacious historic farmhouse represents a rare opportunity for those seeking the charm of authentic Umbria without sacrificing convenient transportation. Dominating the surrounding landscape with sweeping, evocative views, the property extends over two levels, reflecting the area's rural history. The ground floor features spacious cellars and a large warehouse with great potential for renovation, while the upper floor houses the main living area, accessible via an entrance portico perfect for al fresco dining. Inside, the living area centers around the historic kitchen with its large original fireplace, flanked by a panoramic living room, three bedrooms, and a bathroom. The estate extends across approximately 10 hectares of productive land with over 200 olive trees and a private well. Two impressive barns and additional agricultural outbuildings offer valuable space for new projects. The location is strategic for Roman and international clients, being just a short distance from the Orte motorway hub, which provides quick access to the highway and the high-speed train line, allowing for easy access to the capital and airports. Served by a paved road with natural gas and fiber optic connections already available at the property's boundary, the farmhouse combines the poetic isolation of the countryside with cutting-edge modern technology.

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## Certification

**Energy Class:** G

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## Features

Code: 81358

Reason: Sale

Categoria: Homestead

Municipality: Narni

Total Square Meters: 291 sq.m.

: 290.00

Bedrooms: 4

Bathrooms: 1

Rooms: 5

Level: Buildings

Total Floor: 2

Age Construction: 1800

Kitchen: Regular Kitchen

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