

Villa for sale in Giove

€ 780.000

Ref. 81412



280 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 7

Nestled in a lush private park of 12,000 sqm adorned with cypresses, palm trees, and about sixty ancient olive trees, this farmhouse represents the perfect harmony between the timeless charm of the Umbrian countryside and advanced modern comfort technologies. The elegance of the interior spaces masterfully blends rustic character with fine finishes, opening on the ground floor into a cozy living area featuring a billiard room and fireplace, a large dining room, and a kitchen that balances traditional and contemporary styles, completed by a guest bedroom with a private bathroom. The first floor, also accessible via a charming external staircase with a traditional loggia, hosts a second intimate lounge with a fireplace and a luxurious master suite with a panoramic terrace and private bathroom, while the second floor offers three additional double bedrooms and two bathrooms, ensuring ample space for high-level hospitality. Outside, social life finds its ultimate expression in a magnificent 16x7 meter swimming pool with an integrated hydromassage tub, located steps away from an outbuilding with an underground cellar, perfect for conversion into an independent guest house. Sustainability is a priority thanks to a powerful photovoltaic system installed on the carport, solar panels for hot water, and a heat pump heating system integrated with air conditioning on all upper floors, all supported by two private wells for irrigation. Strategically located in Giove, less than an hour from Rome and minutes from the Attigliano motorway exit, this farmhouse is the ideal choice for those seeking an exclusive residence or a luxury tourist investment within easy reach of Orvieto and Lake Bolsena.

Features

Code: 81412	Reason: Sale
Categoria: Villa	Municipality: Giove
Total Square Meters: 280 sq.m.	: 279.00
Bedrooms: 5	Bathrooms: 5
Rooms: 7	Level: Buildings
Total Floor: 3	Balconies: Present, 8 sq.m.
Kitchen: Regular Kitchen	













