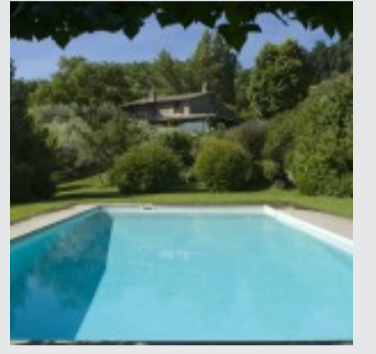


# Great Live/Work Opportunity in Umbria \$1,275,000.00 (For Sale)



## Details

Building Type: Italian Villa

Location:: Località Lago di Sugano, Orvieto, Umbria

Price: 1275000

Bedrooms: 5

Bathrooms: 5

Deposit: 127500

Minimum Down: \$127500

Size (sq ft): 4850

Listing ID: 123131

Phone: +1-678-667-2454

Email: [nb@nbnewyork.com](mailto:nb@nbnewyork.com)



## Description

Great opportunity to own an authentic Italian retreat. A Villa in the heart of Umbria which also offers the option to run and further develop an already well established Hospitality business. Not too many locations in Italy boast such stunning views: this beautiful house and magnificent gardens include a romantic lake with the backdrop of Orvieto and its skyline. Villa Sorgente is a surprising hideout; just a 15 minute drive from Orvieto, accessed by a private road leading to its electric gated entrance. As you walk into the Villa the polished terracotta tiled hall offers you the first glimpse of a magical panorama thanks to its large picture frame windows. A cozy sitting room / study (with a piano) is adjacent to the large and very elegant drawing room decorated with oil paintings and Persian rugs; huge glass windows are



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throughout the Villa and french doors lead to a lovely dining terrace. A great addition is its very impressive and very well-equipped kitchen. The layout of the bedrooms offer great comfort for every type of accommodation and hospitality. Extensive well-manicured lawns surround the house leading to a pretty lake with resident swans in addition to a swimming pool with beautiful roses and lavender gardens. The pool area is, perhaps, one of its most spectacular features, with comfortable furniture and shades throughout, and a backdrop of sensational views of Orvieto and its Cathedral. There are also two fully equipped separate cottages. These are some of among the many features which can turn this Italian Villa into the reality of your next vacation residence and/or dream job. Please don't hesitate to contact me with any further questions.

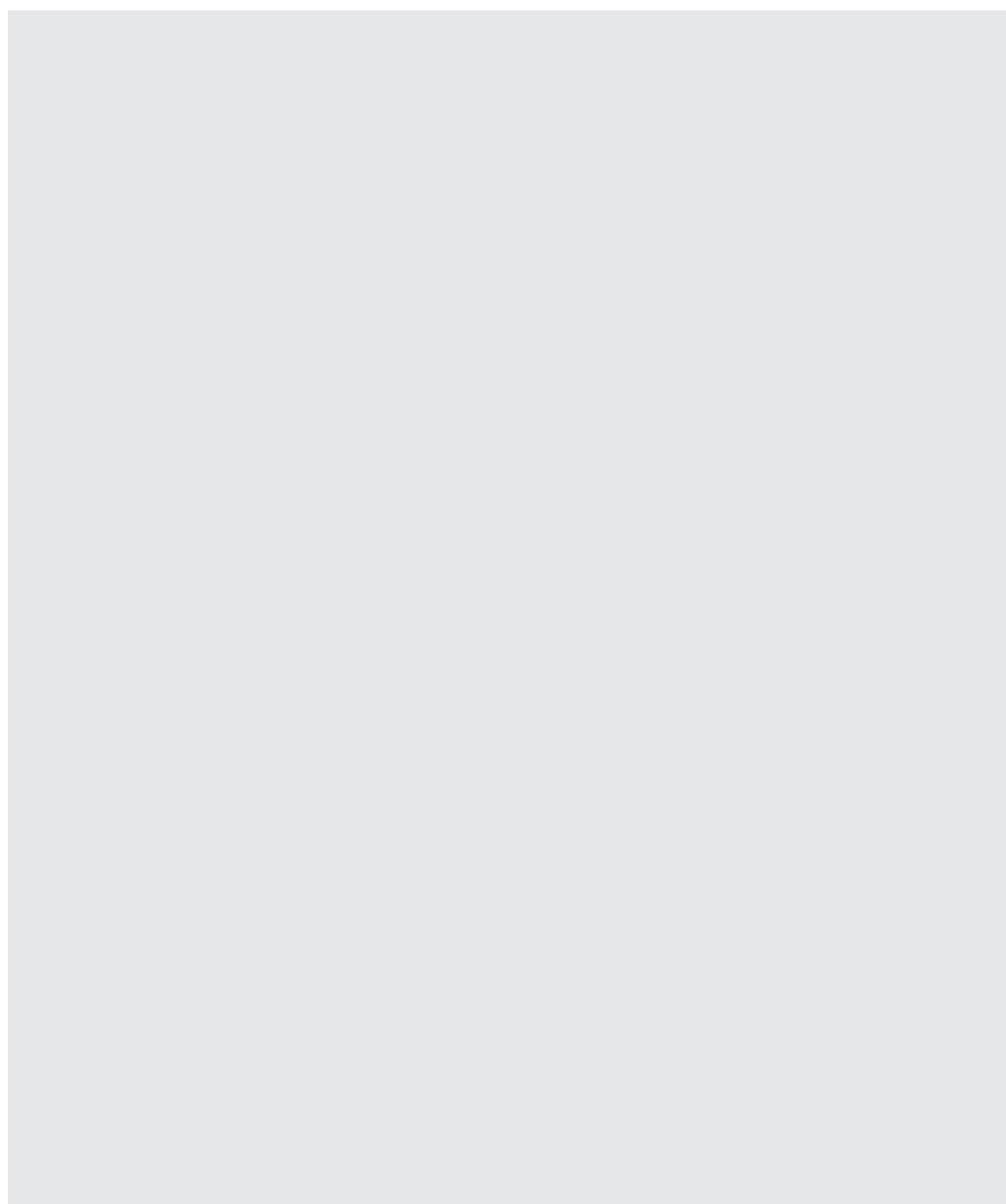
Entrance Hall • Sitting room • Small Sitting room • Large kitchen / breakfast room • Dining room • Shower room

First floor Double bedroom with bathroom en-suite • Twin Bedroom with bathroom en-suite • Double bedroom with shower room en-suite. Guest Cottage (outside access) Sitting room • Double bedroom with bathroom en suite Guest Cottage (outside access) Double bedroom with bathroom en suite Utilities Washing Machine, Dryer, Dishwasher, Satellite TV, Telephone, WiFi Internet Access, Portable Barbecue , Heating System. Private Swimming Pool

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to NB New York Properties, Inc.

## Location

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Rocca  
Ripesena



