

Property 1708344430



Number of beds: 15 + 2
Bedrooms: 7

Pets Allowed
Pets allowed on request, no extra charges apply.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Crib

Located in a quiet area and suitable for yoga retreats

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
Main house:3 double bedrooms.First guest house:1 suite with double bedroom + sitting area with sofa bed.1 suite with double bedroom.Second guest house:1 suite with double bedroom, sitting area with sofa bed.1 suite with triple bedroom.

Bath amenities
Bathroom courtesy set available in all bathrooms.

Nearby
The villa is located about 7 km from Ristorante degli Angeli. Hurra Discount supermarket is approximately 9 km away, and the CONAD supermarket in Civita Castellana is about 14 km away.

 Parking Space
Outdoor parking for six cars, within the property. Included in the price.

 Table Tennis

 Swimming Pool
Infinity pool with mineral spring water.Approximately 15 x 4 m.

 Heating
Heating with radiators. Included in the price.

High Chair

 Housekeeping
Housekeeping (once a week). Included in the price.

Smart TV

Mattress topper

 Satellite TV

Ceiling Fans

 Countryside View

 Wi-Fi

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Tenuta Sabina is 90 km from Rome Ciampino Airport, 104 km from Rome Fiumicino Airport, and 118 km from Perugia San Francesco d'Assisi Airport. Tenuta Sabina is 11 km from Magliano Sabina, 16 km from Civita Castellana, 16 km from Otricoli, 24 km from Orte, 27 km from Monte Soratte, 30 km from Nazzano, 31 km from Narni, 32 km from Poggio Mirteto, 39 km from Farfa, 50 km from Terni, 52 km from Viterbo, and 82 km from Rieti.

FEATURES

Main House:

- 3 Double Bedrooms
- 3 En-Suite Bathrooms
- Rustic Kitchen with a Breakfast Table
- Cosy Living Room with a Fireplace
- Dining Area

First Guest House:

- 1 Suite with Double Bedroom, Sitting Area with Sofa Bed, Bathroom
- 1 Suite with Double Bedroom, Kitchenette, Bathroom
- Shared Outdoor Lounge Area

Second Guest House:

- 1 Suite with Double Bedroom, Sitting Area with Sofa Bed, Kitchenette, Bathroom
- 1 Suite with Triple Bedroom, Bathroom

- Infinity Pool with Mineral Spring Water
- Covered Pergola and Poolside Dining Area
- Barbecue and Traditional Pizza Oven
- Tennis Table
- 70 Hectares of Nature





DESCRIPTION

Property 1708344430 - MAGLIANO SABINA

7 Bedrooms

Location and Surrounding Area
Set in the countryside of Magliano Sabina, Property 1708344430 enjoys a beautiful position surrounded by olive trees, open fields, and rolling hills. Located in the heart of the Sabina region, the estate offers stunning views over the valley and towards Monte Soratte, creating a serene and truly scenic backdrop. It is a place where nature, space and silence come together, yet it remains within easy reach of Rome and Umbria, making it an ideal spot for exploring central Italy while enjoying the quiet charm of the countryside.

Magliano Sabina is a charming medieval town known for its narrow streets and views over the countryside. The town is home to historic landmarks like the Church of San Giovanni Battista and the ruins of the Castello di Magliano. Surrounded by rolling hills and olive groves, it offers a peaceful escape. Nature lovers will appreciate the nearby Monte Soratte, ideal for hiking and enjoying panoramic views. With its mix of history, culture, and natural beauty, Magliano Sabina is a perfect example of rural Italy's charm.

Civita Castellana is set on tufa cliffs with stunning views of the surrounding countryside. Rich in history, it was once the capital of the ancient Falisci people and is home to landmarks like the Civita Castellana Cathedral and Forte Sangallo. The town's narrow streets feature artisan shops known for their ceramics. Surrounded by olive groves and hills, Civita Castellana is also close to Monte Soratte, offering hiking opportunities. With its mix of history, culture, and natural beauty, it is a perfect place to explore.

Otricoli is a quaint town in Umbria, perched on a rocky hill with beautiful views over the Tiber River valley. The town is home to the Parco Archeologico di Ocriculum, where visitors can explore the remains of an ancient Roman city, including baths and an amphitheatre. Historic sites like the Collegiata di Santa Maria Assunta, a 12th-century church, and the Chiesa del Santissimo Salvatore add to the town's appeal. Surrounded by rolling hills and olive groves, Otricoli is perfect for history and nature lovers.

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The Property
Immersed in a 70-hectare estate and polo horse farm, Property 1708344430 is an elegant country retreat set in the rolling hills of Magliano Sabina. With a private infinity pool, the estate is composed of a main house and two guest houses, each beautifully restored by a renowned Italian architect with the aim of creating a luxurious haven in the Sabina countryside. Property 1708344430 can sleep 6 guests in the main house, 4 guests plus 1 extra guest in the first guest house, and 5 guests plus 1 extra guest in the second guest house.

Surrounded by olive groves, wheat fields, and panoramic views over the Sabine hills and Monte Soratte, the estate's 70 hectares of outdoor space offer an idyllic escape into nature. An infinity pool occupies a scenic position, with its water sourced from the mineral spring of Nepi. Guests can dine al fresco beneath the covered pergola of the main house or by the poolside, enjoying the scent of rosemary and lavender in bloom. Outdoor highlights include a tennis table, barbecue, and a traditional Italian pizza oven.

Main House (3 Bedrooms):
Inside, the main house warm natural tones, stylish furnishings, and rustic details create a welcoming

and sophisticated ambience. On the ground floor, a cosy living room with a fireplace and comfortable sofas sits beneath a traditional wooden-beamed ceiling, adding to the property's authentic countryside feel. The atmosphere continues into the dining area, where a wooden table invites long, convivial meals. The rustic kitchen, complete with a breakfast table, is both charming and functional.

On the ground floor, the covered portico, framed by rose bushes, is perfect for open-air dining with views over the garden and surrounding countryside. The first floor boasts three double bedrooms, each with its own en-suite bathroom, and interiors that blend country charm with contemporary elegance. The en-suite bathroom of the master bedroom features both a shower and a bathtub, while of the remaining two, one is equipped with a bathtub and the other with a shower.

First Guest House (2 Suites):
The first guest house is located just above the pool and enjoys lovely views over the water. It features two independent suites: the first includes a double bedroom, a sitting area with a boat-style sofa bed (suitable for one extra guest), and a bathroom with a bathtub. The second suite offers a double bedroom, a kitchenette with a dining table, and a bathroom with a shower. Both suites share a comfortable outdoor area equipped with a table, sun loungers and other furnishings.

Second Guest House (2 Suites):
The second guest house is set beside the pool and offers beautiful views of Monte Soratte. It includes two suites: the first features a double bedroom, a sitting area with a comfortable boat-style single sofa bed (suitable for one extra guest), a kitchenette, and a bathroom with a shower. The second suite is ideal for families or groups, with a triple bedroom (three single beds, two of which can be joined to form a double), and a bathroom with a shower.

PHOTOS








































































