

FRANTOIO MODERNO CON ULIVETO E PRODUZIONE BIOLOGICA



Ref: NV949

Umbria - Perugia - Marsciano

PRICE: 850.000,00

GENERAL INFORMATION

Surface: 670.00 Mq
Bedrooms: 0
Bathrooms: 2
Swimming pool: No
Terrain: 6 ha

Immersed in unspoiled natural surroundings with stunning views of the surrounding countryside, this modern and fully renovated facility (restored in 2018–2019) represents a unique opportunity for those wishing to combine high-quality agricultural production with rural hospitality.

Operational since February 2020, the property covers approximately 600 sqm of indoor space, plus an additional 70 sqm basement. It currently operates as an olive mill, equipped with modern, fully computerized machinery, ensuring technologically advanced olive processing.

The estate includes 6 hectares of olive grove, currently producing about 500 kg of certified DOP extra virgin olive oil, with the potential to reach up to 10,000 kg per year thanks to expert agronomic care and the possibility of cultivation expansion. The oil produced has received awards and recognition for its high quality.

In addition to olive oil, the property features certified organic honey production with 150 beehives, managed in a dedicated space for harvesting and processing, resulting in a premium product.

Part of the exterior area is used for initial olive processing, while the interior offers spacious, bright, and well-distributed rooms. The main entrance opens onto a charming hall with a large fireplace, the welcoming heart of the facility.

The interior includes functional areas for oil pressing and storage, as well as versatile rooms suitable for various production uses. There is also a large room ideal for conversion into a restaurant or tasting area, perfect for agritourism or food and wine experiences.

Outside, there is a 40 sqm area already prepared for outdoor hospitality, ideal for tastings, events, or relaxing moments in direct contact with nature. Adding to the charm of the property is a private pond, further enhancing its appeal.

Thanks to its south-facing exposure, the installation of a solar panel system is possible, which would improve the building's energy efficiency and sustainability.

A perfect combination of technology, nature, and entrepreneurial potential, set in a truly beautiful landscape.

Utilities: Heat pump, well water; connection to the municipal water supply is expected by 2027.

Umbria Real Estate - Via Umberto I, 46 - Marsciano

Distances: Marsciano - 10 kms (10 min); Perugia - 30 kms (20 minutes); Rome - 165 kms (2 hours and 30 min); Fiumicino Airport - 183 km (1 hour and 54 min); Florence - 165/170 kms (2 hours and 10 min).