



PROPERTY REPORT

## (10632) VETRALLA , CHARMING PROPERTY



## Location

The property is located in the municipality of Vetralla, in the locality of Paternostro. Records of this property are found in numerous documents from the 17th century, including those by Mattei in 1674, a Camaldolese monk and Papal geographer, and those from 1696 by Ameti and De Rossi, detailing the fiefs and feudatories, identifying Paternostro as a fief of the Pamphili family. This remained the case in the early 1800s when the estate was divided and purchased by different families, from whom the current owner acquired three adjacent portions, reconstituting the central part of the ancient fief of the Marchionato of Paternostro.



The Tenuta Marchionato di Paternostro, located just outside the town of Vetralla and reachable from Rome in about an hour via the motorway, is nestled in a region rich in natural, historical, artistic, and environmental treasures. It lies just twenty minutes by expressway from the city of Viterbo, renowned for its vast medieval historic center and long celebrated as the “City of Popes” and for its thermal waters. The estate is also 40 minutes from the Tyrrhenian coast at Tarquinia and just an hour from the Argentario promontory, a paradise destination popular among elite tourism. Set within the quintessential landscape of the Tuscia region—defined by the traditional cultivation of olive trees, which here enjoys its own DOP designation—the property spans approximately 116,500 square meters. It is distinguished by a remarkable variety of panoramic and scenic features, revealed along a network of paths that traverse the estate, offering a succession of vistas ranging from the wide visual depth of hilltop views to the more intimate perspectives of valley floors. A defining feature of the land is the Paternostro stream, which flows from east to west and divides the estate into two distinct landscape areas, connected by two bridges located upstream and downstream of the main farmhouse. The northern portion, situated to the right of the stream, is characterized by park and garden landscaping over approximately 16,700 sqm, which includes two olive groves totaling around 12,000 sqm. These areas blend harmoniously with the surroundings of three buildings on the estate: The Casale Grande, a three-level farmhouse (two residential floors and an attic with an average height above 1.9 m), covering 410 sqm. It has been fully renovated, with only final finishes to be completed. A second building, measuring 120 sqm, to be completely restored, located a few meters from the Casale, with a single above-ground level and partial double height. A third building, fully renovated, on a single floor with a total area of 47 sqm. The estate also features five caves carved into the tuff rock. On the northern edge of this area are two gated entrances. The main entrance opens onto a gently winding driveway that follows the undulating terrain, flanked by rows of olive trees and oleanders at the start, transitioning into holm oaks, then myrtles and feijoas, and finally arriving at a large, grassy roundabout bordered by trees. This roundabout, facing the Casale’s main facade, forms a kind of green amphitheater—open towards the house, but enclosed along its perimeter by concentric rows of trees: outer rings of persimmons and strawberry trees, followed by holm oaks, and finally, closest to the Casale, alternating cypresses, boxwoods, and large camellias. The secondary entrance, set lower than the first, leads to a straight avenue lined with plane trees on one side and viburnum shrubs on the other, culminating at the “aia”, the central yard serving the buildings and four of the caves. The southern edge of the aia, toward the stream, is bordered by a line of lime trees. From the aia (via the western bridge) and from the roundabout (via the eastern bridge), one accesses the southern portion of the estate, on the left side of the Paternostro stream. As one moves farther from the stream, this area becomes increasingly agrarian in character. The first section, just beyond the bridges, continues the park landscaping across 14,000 sqm, serving as a prelude to the vast open spaces beyond—covering approximately 73,800 sqm—that complete the property. The eastern boundary opens onto the Paternostro valley floor, with fields and pastureland, while the southern boundary rises into the expansive Poggio Grande, offering breathtaking, far-reaching views—from Montefiascone and Lake Bolsena to the north, to the shimmering Tyrrhenian Sea to the west, where on clear days, the profile of the Argentario coast and nearby islands is visible. Like the landscaped park area, the agrarian sections of the valley and the Poggio Grande are interwoven with a network of dirt trails, inviting leisurely walks through diverse environments and offering a wide variety of scenic perspectives throughout the estate.

## THE CASALE GRANDE

The most architecturally significant feature of the property is undoubtedly the Casale Grande, which stands majestically on a tuff cliff overlooking the valley of the Paternostro stream. It is complemented by a series of exterior landscaping elements, including terraces and retaining walls made of tuff blocks, seamlessly integrating the building with the underlying rock and the eastern bridge. In recent years, this ensemble has undergone a meticulous restoration and structural reinforcement, carried out with the aim of preserving and enhancing its original architectural character. The intervention paid particular attention not only to structural stability but also to the materials and finishes used. The original load-bearing stone masonry was reinforced with vertical elements in poroton (hollow clay blocks) and horizontal reinforced concrete bands at each floor level. All floors have been rebuilt in wood, with double timber beams and boards. The exterior finishes alternate between exposed tuff stone and plastered surfaces. Decorative elements such as window and door frames, chimney caps, and horizontal moldings are in peperino stone, while the eaves feature antique decorated terracotta tiles. Windows and French doors are equipped with either wooden shutters or wrought iron grilles. On the ground floor, sliding door pockets have already been installed to accommodate future fixtures. The interior has been completely renovated, with only the final finishes pending. All authorized internal partitions have been completed, and sliding door pockets have also been installed throughout. Plumbing risers have been pre-installed for future hydraulic systems. The staircases connecting the ground floor to the upper level and attic are made of solid peperino stone, as is the base structure of the large fireplace in the main living room, which is further adorned with squared blocks of tuff. The total surface area of 410 sqm is distributed over three floors: The ground floor includes the entrance, kitchen, dining room, large living room, and two storage rooms. The first floor features a master bedroom with ensuite bathroom and private loggia, three additional bedrooms, and two bathrooms. The attic floor includes an open-plan kitchen, a living area, two bedrooms, and a bathroom.

## Confidential Negotiation

## Description



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## Features

<b>ROOMS</b>	5	<b>GARDEN</b>	yes
<b>TYPE</b>	Casale	<b>BALCONIES</b>	yes
<b>BATHROOMS</b>	6	<b>PARKING SPACE</b>	yes
<b>FLOOR</b>	Multiple Levels	<b>HEATING</b>	Independent
<b>GROSS FLOOR AREA</b>	927 sqm		



## Fotografie



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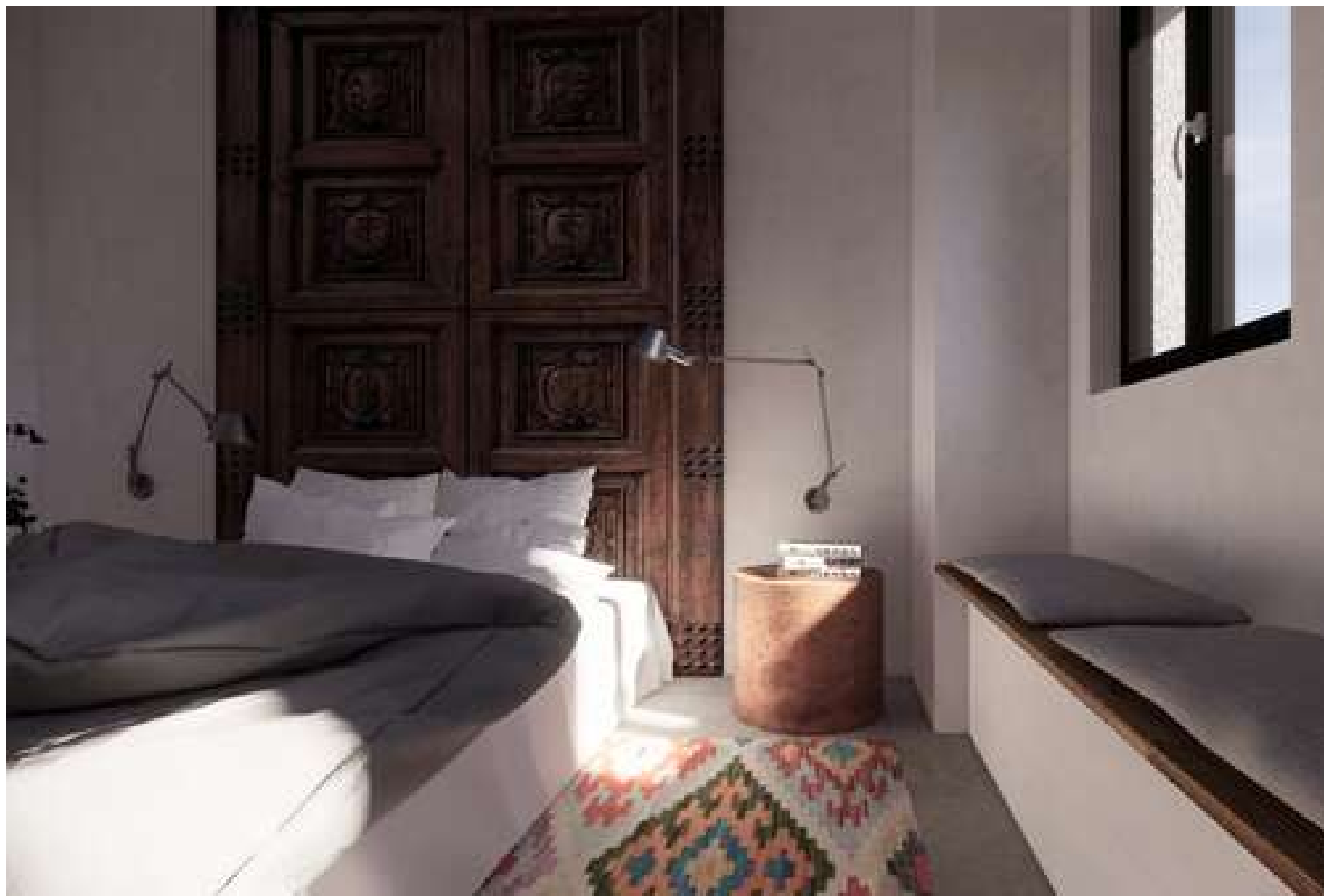
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## PIANO TERRA



## Planimetria



## PIANO PRIMO



### Planimetria



## PIANO SOTTOTETTO



### Planimetria



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