

Ref. 2317 – UMBRIAN HAVEN

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## STUNNING LUXURY VILLA FOR SALE JUST A FEW KILOMETERS FROM TODI, UMBRIA

**Todi – Umbria – Umbria****VIEW ON OUR WEBSITE****Interiors**  
852 sqm**Bedrooms**  
12**Bathrooms**  
13**Total land**  
6.7 ha**Swimming pool**  
12 x 4.5 m

In the hills of Umbria, near Todi and a short distance from the charming medieval villages of Umbria, luxury villa with two guesthouses, swimming pool and wellness center. The buildings currently house a total of 12 bedrooms, while the spa offers a corner of paradise in which to relax in tranquility. The 6.7 hectares of parkland surrounding the villa ensures privacy and are home to the 12 x 4.5 m swimming pool and approximately 150 olive trees.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2317 – UMBRIAN HAVEN

**TYPE:** luxury villa with wellness center

**CONDITIONS:** restored (2013-2015), luxury finishes

**LOCATION:** hilly, very panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 852 square meters (9,168 square feet)

**TOTAL ROOMS:** 28

**BEDROOMS:** 12

**BATHROOMS:** 13

**ANNEXES:** guesthouse, wellness center

**MAIN FEATURES:** stone walls, wooden beams, terracotta floors, brick arches, fireplaces, car port, wellness center, paved terraces, panoramic views, automated gate, olive trees, swimming pool, tennis court, bocce court, project for a private pond, alarm system, air conditioning

**EXTERIORS:** 6.7 hectares (16.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 4.5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** under the floor + air conditioning

## CLOSEST CITIES AND TOWNS

Todi (8km; 15'), Deruta (36km; 30'), Orvieto (36km; 45'), Perugia (54km; 50'), Assisi (70km; 55'), Cetona (72km; 1h 10'), Tuoro sul Trasimeno (79km; 1h), Umbertide (82km; 1h), Montepulciano (96km; 1h 30'), Castiglion del Lago (97km; 1h 15'), Cortona (99km; 1h 20'), Città di Castello (104km; 1h 15'), Pienza (104km; 1h 40'), Montalcino (120km; 1h 50'), Rome (140km; 1h 55'), Siena (147km; 1h 55'), Florence (190km; 2h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (55km; 45'), Roma Ciampino (153km; 1h 50'), Ancona R. Sanzio (160km; 2h), Roma Fiumicino (167km; 1h 55'), Firenze A. Vespucci (207km; 2h 20'), Grosseto C. Baccarini (215km; 2h 40'), Pisa G. Galilei (268km; 3h), Bologna G. Marconi (289km; 3h 10')

## UMBRIAN HAVEN

In the hills of **Umbria**, near **Todi** and a short distance from the charming medieval villages of Umbria, **luxury villa** with **two guesthouses**, swimming pool and **wellness center**. The buildings currently house a total of 12 bedrooms, while the spa offers a corner of paradise in which to relax in tranquility. The **6.7 hectares of parkland** surrounding the villa guarantee privacy and are home to the **12 x 4.5 m swimming pool** and approximately **150 olive trees**.

The villa is just a 15' drive from the village of **Todi**, a splendid example of a medieval Umbrian village: all services (supermarkets, banks, post offices, etc.) can be found here. The other art cities of **Umbria** (Deruta, Orvieto, Perugia, Assisi...) are however reachable in less than an hour's drive, as is Perugia airport (55km; 45').

## DESCRIPTION OF THE BUILDINGS

The **main villa** (315 sqm – 3,389 sqft, 4 bedrooms and 5 bathrooms) is laid over three floors. Entering the ground floor, one finds a small entrance hall that leads to the kitchen (in front), the dining room (on the left) and the large living room (on the right). The kitchen has a small pantry and exit to the porch. The living room then leads to the first bedroom with en-suite bathroom. Opposite the dining room, the staircase leads to the upper floor: here are a second living room and three bedrooms with en-suite bathroom. Continuing along the staircase, one finally reaches the turret where a relaxation area with sauna, bathroom and emotional shower has been created.

The building is equipped with modern, state-of-the-art appliances of the highest quality, including air conditioning and underfloor heating for improved energy efficiency. In terms of security, there are both an automatic gate and an alarm system. Water is supplied by the municipal aqueduct and filtered by a water softener, while the private well allows for easy irrigation of the garden. The original finishes have been preserved and/or restored where necessary and the building is characterized by wooden beams, terracotta floors, brick arches and fireplaces that recalls the rustic origin of the building.

The **guesthouse** (172 sqm – 1,851 sqft, 4 bedrooms and 5 bathrooms) was built *ex novo* between 2017 and 2019 following a precise project that, by using local stone and ingenious solutions, harmonized the building with the main villa and the surrounding environments. On the ground floor, the entrance door opens onto a large living room with a fireplace and dining area. All around are then the kitchen, the guest bathroom and three bedrooms with en-suite bathrooms. On the upper floor, accessible either by an internal staircase or directly from outside, is a fourth bedroom with en-suite bathroom and private terrace. From outside, a secondary door leads to a storage room and technical room.

The real gem of the property is the **wellness center** (150 sqm – 1,614 sqft, 1 bathroom), also built between 2017 and 2019 and located right next to the guesthouse. Upon entering, one finds a beautiful living room with gym and kitchenette. Continuing through to the semicircular section of the building one reaches the actual spa with sauna, *hammam*, whirlpool tub, bathroom and changing room. The view from the building opens up to the surrounding hills and offers a unique panorama. In the basement of the building is a large storage room for equipment.

Not far from the villa is the **technical room** (6 sqm – 65 sqft) for the systems, designed to perfectly integrate with the building without disturbing the view. Between the villa and the guesthouse, a spacious **shed** (42 sqm – 452 sqft) with **storage space** (10 sqm – 108 sqft) that is currently used as a carport and equipment storage. Not far from the road, in a defiladed position with regards to the villa and the guesthouse, is a **warehouse** (45 sqm – 484 sqft) that is currently used as a woodshed, but was originally intended as a **stable for horses**.

In the nearby medieval hamlet, the property also has a restored **townhouse** (115 sqm – 1,237

sqft, 4 bedrooms and 2 bathrooms) on two floors. Upon entering the ground floor is a large living area that spans the entire level, equipped with a kitchenette and guest bathroom. Going up the staircase one reaches the sleeping area consisting of four bedrooms and a bathroom.

In front of the building is an **agricultural warehouse** (30 sqm – 323 sqft) divided into three rooms with independent access from the outside.

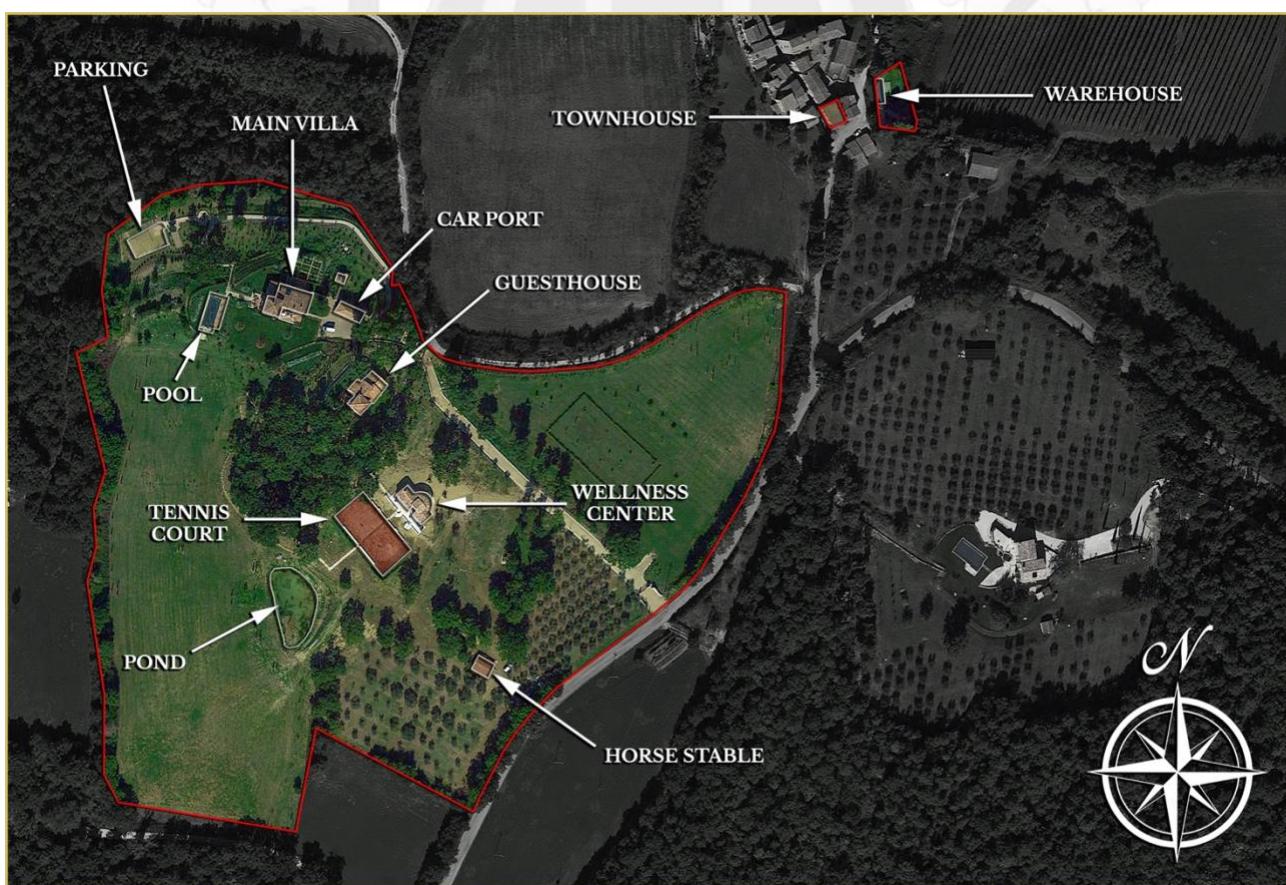
## EXTERIOR

The estate covers about **6.7 hectares (16.5 acres)**, entirely fenced and surrounded by trees that guarantee excellent privacy. The well-manicured garden is a colorful composition of flower beds, lavender hedges, cypress trees, olive trees and lawns. The **12 x 4.5 m swimming pool** is set a perfect distance from the main villa, protected on one side by a stone wall and open to the valley below. There are also plans for a **private pond** that could be used to collect rainwater and thus irrigate the grounds.

Below the wellness center are also a **tennis/volleyball court** and a **bocce court**. Right next to the tennis court a beautiful terrace is the perfect spot for *al fresco* dining, while a second dining area is located just off the kitchen and is equipped with a barbecue and table for twelve.

Just below the villa, in a secluded position and not visible from the buildings, there is also a convenient **parking area**, from which one can then ascend towards the buildings via a walkway with stairs paved in local stone.

Along the private access driveway (closed by an automated gate) are roughly **150 olive trees** that are used to produce a small quantity of oil for private use.



From a maintenance standpoint, the property relies on two gardeners who take care of the exteriors. The current job consists of two working days per week for eight months a year, one working day a week for the remaining four months.







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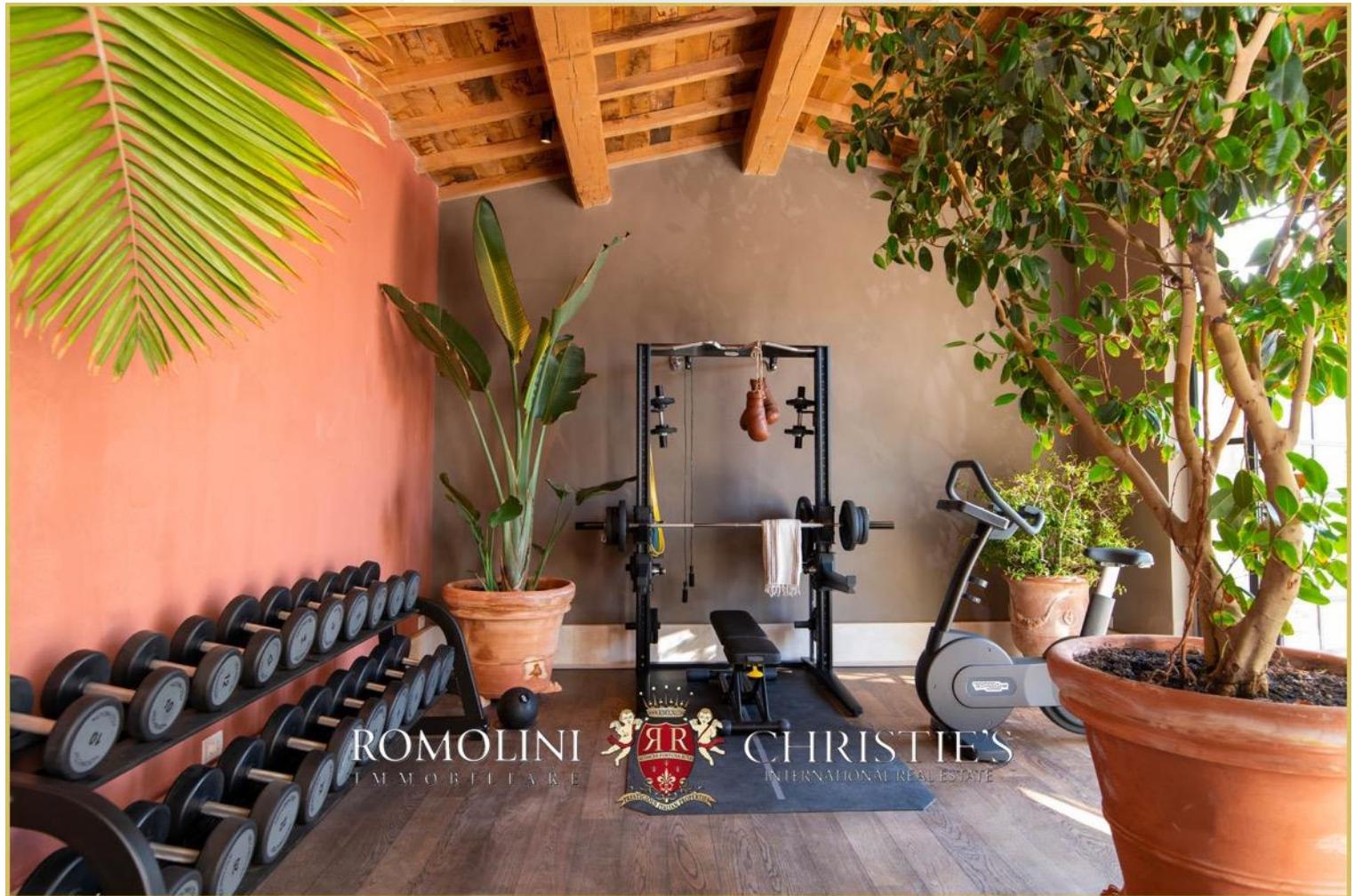


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**AGENZIA ROMOLINI IMMOBILIARE S.R.L.**

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)