

Ref. 2498 – **TORRE SCACCIATORO**

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## COUNTRY HOUSE WITH 13th-CENTURY TOWER FOR SALE WITH PANORAMIC VIEWS OF TODI

**Todi – Perugia – Umbria**

**VIEW ON OUR WEBSITE**



**Interiors**  
600 sqm

**Bedrooms**  
3 (up to 8)

**Bathrooms**  
3 (up to 5)

**Total land**  
8.3 ha

**Swimming pool**  
No, but possible

With panoramic views of the historic center of Todi, in the heart of Umbria, farmhouse with medieval tower of the 13th century for sale. The property (over 600 sqm), partially renovated, also lends itself to be divided into several units with independent outdoor spaces for guests. The 8.3-ha plot of land surrounding the house is covered in woods with truffles and arable land, and there is already a platform for the construction of a panoramic pool.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2498 – TORRE SCACCIATORO

**TYPE:** country house with 13<sup>th</sup>-century tower

**CONDITIONS:** restored (2002)

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (450 m)

**INTERIORS:** 600 square meters (6,455 square feet)

**TOTAL ROOMS:** 25

**BEDROOMS:** 3 (up to 8)

**BATHROOMS:** 3 (up to 5)

**ANNEXES:** warehouse

**MAIN FEATURES:** exposed stone walls, remnants of medieval tower, chestnut wooden beams, original terracotta tiles, carved stone fireplaces, original terracotta floors, double-glazed windows, solid wood doors, wrought iron railings, garden, stone and terracotta walkways, pool platform already built, property in builder's finish to be completed

**EXTERIORS:** 8.3 hectares (20.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG (energy class E)

**HEATING SYSTEM:** under the floor

## CLOSEST CITIES AND TOWNS

Todi (8km; 15'), Orvieto (35km; 45'), Deruta (35km; 30'), Perugia (53km; 45'), Assisi (69km; 55'), Cetona (71km; 1h 10'), Spello (72km; 50'), Passignano sul Trasimeno (78km; 1h), Montepulciano (92km; 1h 30'), Cortona (99km; 1h 20'), Pienza (105km; 1h 40'), Rome (140km; 2h), Siena (158km; 1h 50'), Florence (186km; 2h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (54km; 45'), Roma Ciampino (153km; 1h 50'), Roma Fiumicino (166km; 1h 55'), Firenze A. Vespucci (207km; 2h 25'), Pisa G. Galilei (267km; 3h), Bologna G. Marconi (288km; 3h 10')

## TORRE SCACCIATORO

With panoramic views of the historic center of **Todi**, in the heart of **Umbria**, **farmhouse** with **medieval tower** of the **13<sup>th</sup> century** for sale. The property (over 600 sqm), which sees preserved and enhanced all its original features, thanks to a philological renovation, is unique and the perfectly preserved exposed stone in all facades is enhanced by the green of the surrounding nature. The partially renovated building also lends itself to be divided into several residential units with independent outdoor spaces for guests. The **8.3-ha plot of land** surrounding the house is covered in woods with **truffles** and arable land, and there is already a platform for the construction of a **panoramic swimming pool**.



This farmhouse is ideal for those seeking an oasis of peace and tranquility not far from services, and from the center of Todi not giving up contact with unspoiled nature and absolute privacy. Services are available in the nearby medieval village of Todi (about 15') by car, but the proximity to the **E45 highway** (just beyond Todi, about 20' drive) allows easy access to most of the cities of Umbria (Perugia, Assisi, Deruta, Spoleto) and Rome (2h drive).

## DESCRIPTION OF THE BUILDINGS

The main wing of the farmhouse (340 sqm – 3,658 sqft) is on two levels, connected internally by a majestic staircase with travertine steps and wrought-iron railing:

- **Ground floor:** large entrance hall, bedroom with en-suite bathroom, laundry, cellar and three covered garages (all connected internally to the house);
- **First floor:** double living room with original fireplace, sitting area, eat-in kitchen, two double bedrooms, two bathrooms (one for the living area, one for the sleeping area) and storage room.

The secondary wing (220 sqm – 2,367 sqft) was built at a later date, eventually encompassing the tower of the old castle, and can also be reached via a bridge room from the main wing. This section has been fully consolidated but left in builder's finish, so that the buyer can choose the finishes he/she prefers with complete freedom.



The skillful restoration carried out by the owners has been able to preserve and enhance the building's most sought-after finishes including exposed stone walls with original angles and decorations dating back to the Middle Ages, fully restored roofs with chestnut beams and reclaimed terracotta tiles, original terracotta floors with 40 × 15 cm tiles, fixtures still made of chestnut wood but with insulating double glazing for better energy efficiency, solid chestnut wood doors (some original, others faithful reproductions throughout), period fireplaces made of dressed stone and hand-wrought iron railings. This is then complemented by the modern solution of underfloor heating with independent management of as many as five zones, assisted by a pellet stove for any additional needs.



Accompanying the main building is a **shed with a canopy** (40 sqm – 430 sqft), an **outdoor bathroom** dating back to medieval times, and an 8 m tub that was used in not-too-distant times by farmers for washing clothes.

## HISTORY OF THE PROPERTY

The property, originally a **13<sup>th</sup>-century castle** called “Lo Scacciatoro”, has undergone several transformations over the centuries. Some of the owners were certainly from noble families, and this is evident from the choice of fine materials and finishes. The structure has great historical and cultural value, and the splendid tower (of which only the base remains), was certainly much higher so as to allow the sighting of the enemy.



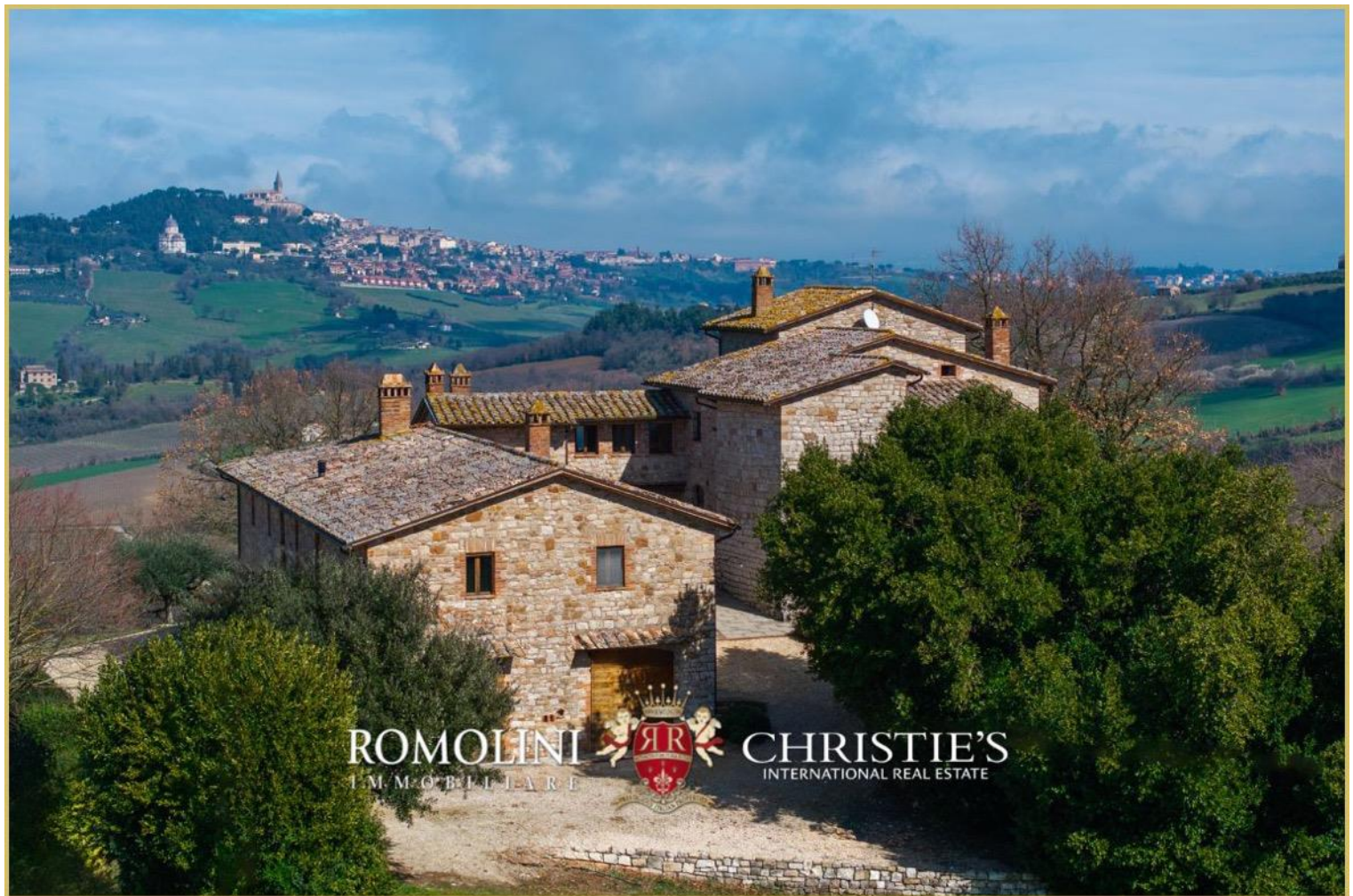
The church of which only a few traces remain, however, was located next to the tower and dedicated to “Our Lady of the Snows” since, according to legend, it was the first snowfall of the year that pointed to the place where the church was built. The entire complex, of which the church was an integral part, housed for a long time a convent run by Augustinian friars. In 1574 **Pietro Camaiani**, a well-known topographer in charge of surveying the religious buildings of the fief, expressly refers to it in the **Tudertine Topographical Dictionary** in v.151.

## EXTERIORS

The **8.3-hectare (20.5 acres)** land surrounding the house is vast and offers the opportunity to enjoy the beauty of nature with woods, a mature truffle farm and cultivated fields, all with the historic center of Todi in the background. Underneath the house, on a reserved terrace, a concrete platform has already been built for the construction of a **10 × 5.5 m Infinity pool** oriented right toward the city to the north.

The building is then surrounded by terracotta stone walkways that run around the farmhouse.

















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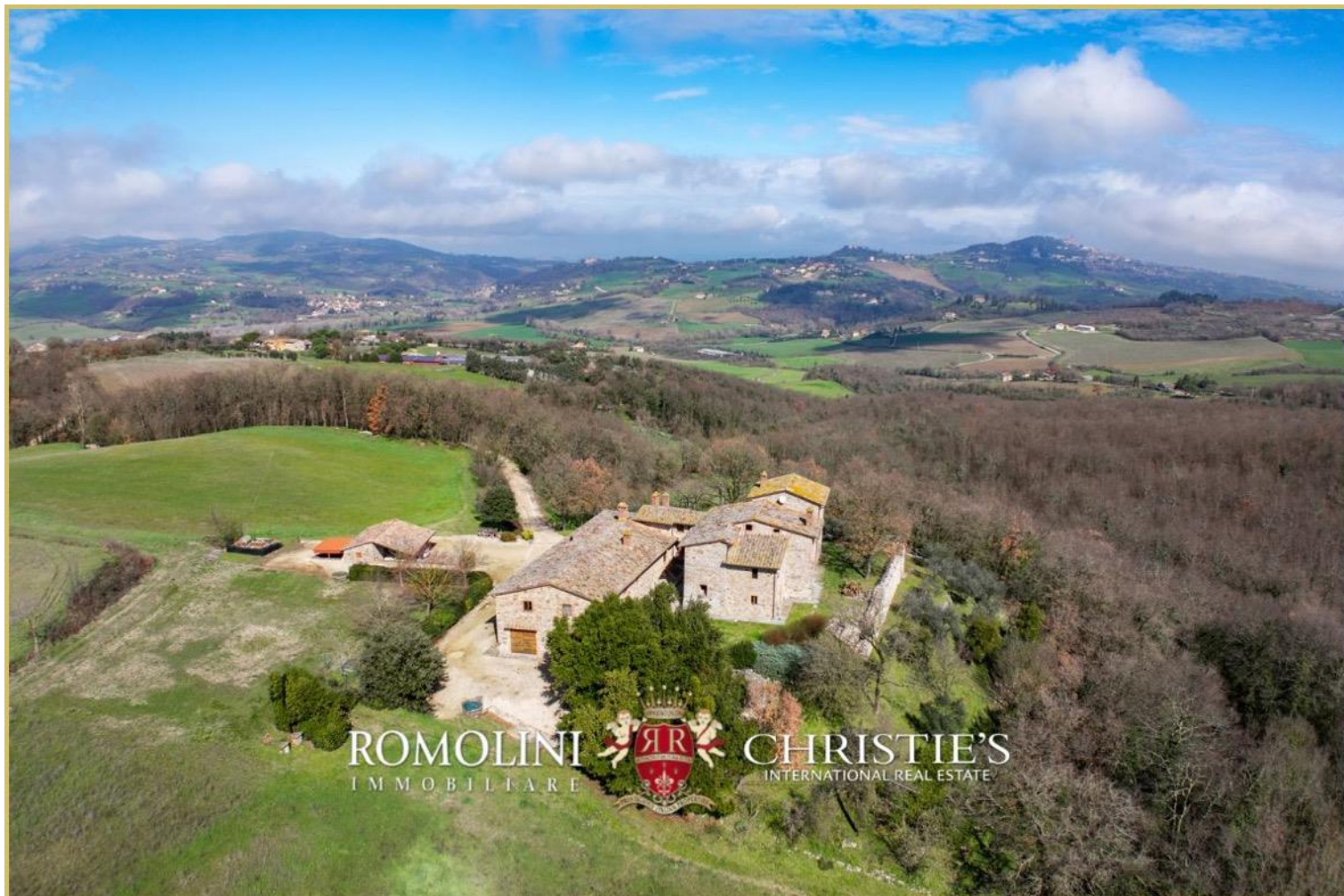










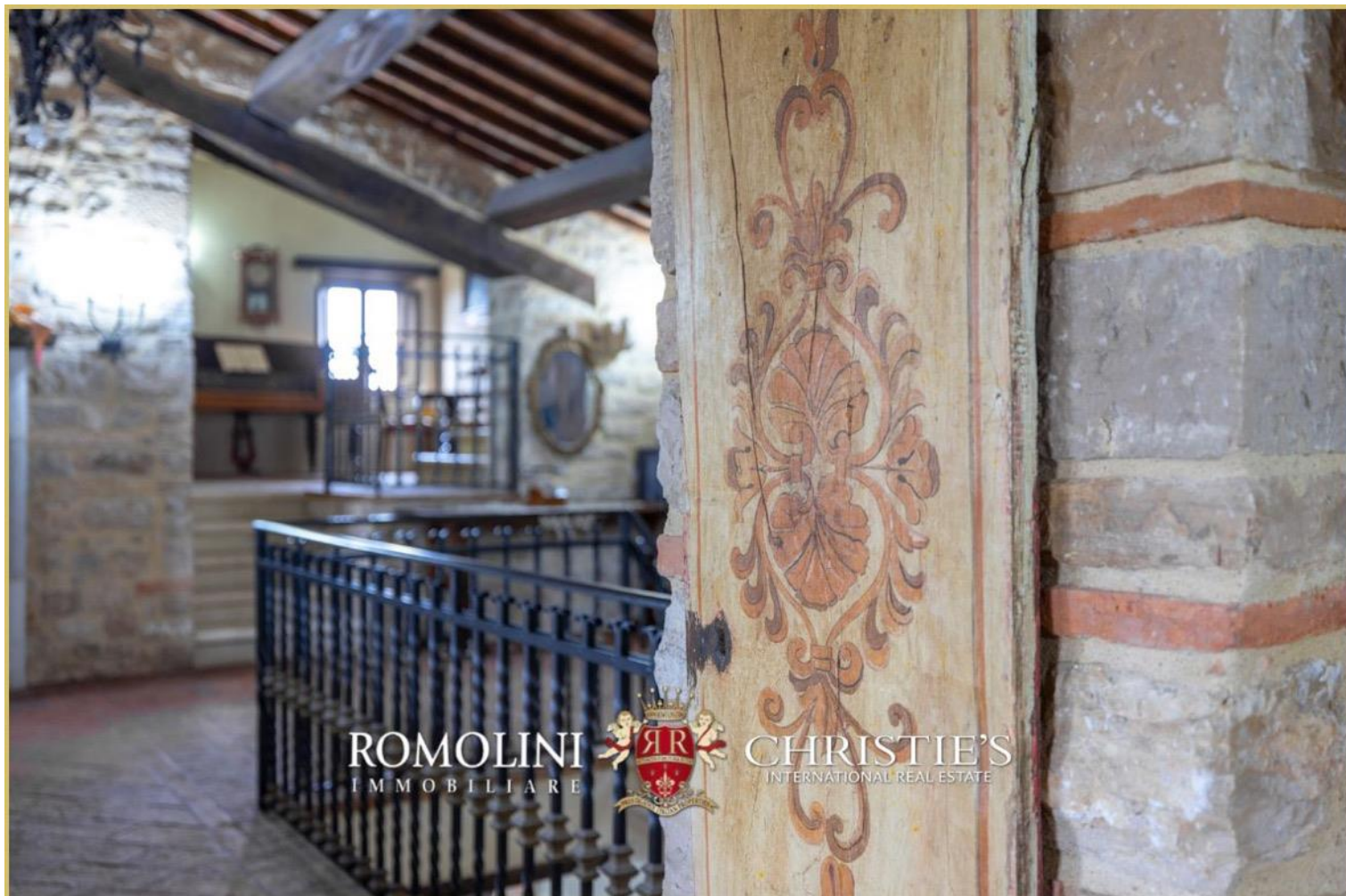












































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