

Ref. 2696 – **VILLA TODI**www.romolini.co.uk/en/2696

RESTORED LUXURY COUNTRY HOUSE WITH POOL FOR SALE IN TODI, UMBRIA

Todi – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
456 sqm**Bedrooms**
5 (up to 6)**Bathrooms**
6**Park**
30,000 sqm**Swimming pool**
15 x 7 m

In a panoramic position on the hills of Umbria, with a splendid view of the historic center of Todi, luxury villa with park for sale. The building, finely renovated and finished with fine materials, currently houses 5 bedrooms and is very suitable both as a private home and as a property to be put to income thanks to its enviable location. The 30,000-sqm park surrounding the building houses a swimming pool, a tennis court and several olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2696 – VILLA TODI

TYPE: luxury farmhouse

CONDITIONS: restored (2024)

LOCATION: hilly, very panoramic

ACCESS: unpaved road (1.7 km)

INTERIORS: 456 square meters (4,906 square feet)

TOTAL ROOMS: 14

BEDROOMS: 5 (up to 6)

BATHROOMS: 6

ANNEXES: pool technical room

MAIN FEATURES: stone and brick walls, wooden beams, original terracotta, parquet and travertine flooring, fireplaces, swimming pool, garden, tennis court, terrace, photovoltaic system, *Gaggenau* kitchen appliances, automatic gate, tree-lined driveway, video-intercom, iron grating

EXTERIORS: 3.0 hectares (7.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 7 m

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 201.31 kWh/m²year)

HEATING SYSTEM: fan coils + heat pump

CLOSEST CITIES AND TOWNS

Todi (6km; 10'), Civitella del Lago (26km; 30'), Deruta (32km; 30'), Montefalco (33km; 35'), Civitella del Lago (33km; 40'), Bevagna (35km; 40'), Spoleto (39km; 40'), Amelia (39km; 45'), Foligno (40km; 45'), Orvieto (44km; 55'), Perugia (50km; 45'), Civita di Bagnoregio (51km; 1h), Bolsena (57km; 1h), Assisi (66km; 55'), Rome (139km; 1h 55'), Siena (156km; 2h), Florence (200km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (51km; 40'), Roma Ciampino (140km; 1h 30'), Roma Fiumicino (155km; 1h 40'), Firenze A. Vespucci (215km; 2h 15'), Pisa G. Galilei (276km; 2h 55'), Bologna G. Marconi (297km; 3h)

VILLA TODI

In a panoramic position on the hills of **Umbria**, with a splendid view of the historic center of **Todi**, **luxury villa** with park for sale. The building, finely renovated and finished with fine materials, currently houses 5 bedrooms and is very suitable both as a private home and as a property to be put to income thanks to its enviable location. The **30,000-sqm park** surrounding the building houses a **swimming pool**, a **tennis court** and several **olive trees**.

The property is reached by driving along an unpaved road in excellent condition (about 1.7 km) that leads directly to the municipal road: from here you can reach Todi in less than 10'. The location in the heart of Umbria also allows one to quickly visit many of the most renowned art centers of the region (Montefalco, Bevagna, Orvieto, Perugia and Assisi).

DESCRIPTION OF THE BUILDINGS

The **villa** (456 sqm – 4,906 sqft, 5 bedrooms and 6 bathrooms), which traces in features the typical farmhouses of the Umbrian countryside, is a large building on three levels as follows:

- **Basement:** cellar / pantry;
- **Ground floor:** large living room, dining room, eat-in kitchen, service bathroom, bedroom with private bathroom, study with bathroom and laundry room;
- **First floor:** central living room, master bedroom with large en-suite bathroom, guest room with en-suite bathroom and two rooms with shared bathroom.

The structure has been entirely renovated and the work was completed in the second half of **2024**, supervised by renowned architects **Clemente Busiri Vici** (interior) and **Marta Fegiz** (exterior). As for the finishes, the building is characterized by modern elements that harmonize well with the more rustic details: the floors and walls of the bathrooms are covered in white travertine, while the rooms feature wooden floors that add warmth to the rooms. The living area on the ground floor features classic wooden beams on the ceilings (painted white) and original terracotta floors in a soft pink/red color. The rooms are all painted in very light colors that allow light to diffuse into the building, making it cozy and very welcoming. The new generation kitchen is equipped with **Gaggenau** appliances of the highest quality.

Completing the property is the villa's technical room (located not far from the building) and two basement rooms that house pool equipment and facilities.

EXTERIOR

The villa is immersed in a **30,000-sqm park**, which is accessed via a characteristic **tree-lined driveway** from the gate. Of this, about 9,700 sqm is devoted to gardens and surrounds the buildings: this is where the **15 x 7 m swimming pool** with its rounded contours and stone sunbathing area and the **tennis court** are located. Next to the pool area, slightly higher up, is a parking area.

On the other hand, the western part of the property, located right along the driveway, is planted with **olive trees** that allow the production of extra virgin olive oil for private use. On the south side, on the other hand, the park is surrounded by a forest that provides privacy and shields from prying eyes.



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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

info@romolini.com