

## MODERN VILLA WITH POOL AND GARDEN FOR SALE IN THE HISTORICAL CENTER OF TODI

Todi – Perugia – Umbria



**Interiors**  
89 sqm

**Bedrooms**  
2

**Bathrooms**  
2

**Garden**  
3,165 sqm

**Swimming pool**  
10 × 6 m

In the historic center of Todi, one of the most charming villages of Umbria, modern villa with garden and pool for sale. The building consists of two wings (for a total of 70 sqm – 753 sqft) connected by a romantic porch that houses the living area with kitchen, a service bathroom and two bedrooms with shared bathroom. The building is in good structural condition and needs only some finishing and modernization work.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2754 – VILLA DELLA CONSOLAZIONE

**TYPE:** modern villa

**CONDITION:** habitable

**LOCATION:** historic center

**ACCESS:** excellent, paved road

**INTERIORS:** 89 square meters (957 square feet)

**TOTAL ROOMS:** 5

**BEDROOMS:** 2

**BATHROOMS:** 2

**ANNEXES:** lemon house

**MAIN FEATURES:** wooden beams, parquet and terracotta floors, fenced garden, swimming pool, pergola, electric gate

**EXTERIOR:** 3,165 square meters (0.8 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 10 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 814.39 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** fan coils + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (100m; 2'), Marsciano (22km; 25'), Orvieto (35km; 45'), Perugia (46km; 42'), Spoleto (47km; 50'), Assisi (62km; 55'), Spello (65km; 50'), Passignano sul Trasimeno (70km; 55'), Montepulciano (92km; 1h 30'), Cortona (92km; 1h 15'), Rome (140km; 2h), Siena (152km; 1h 50'), Florence (190km; 2h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (47km; 39'), Roma Ciampino (147km; 1h 50'), Roma Fiumicino (166km; 1h 55'), Firenze A. Vespucci (207km; 2h 18'), Pisa G. Galilei (267km; 3h), Bologna G. Marconi (288km; 3h 10')

## VILLA DELLA CONSOLAZIONE

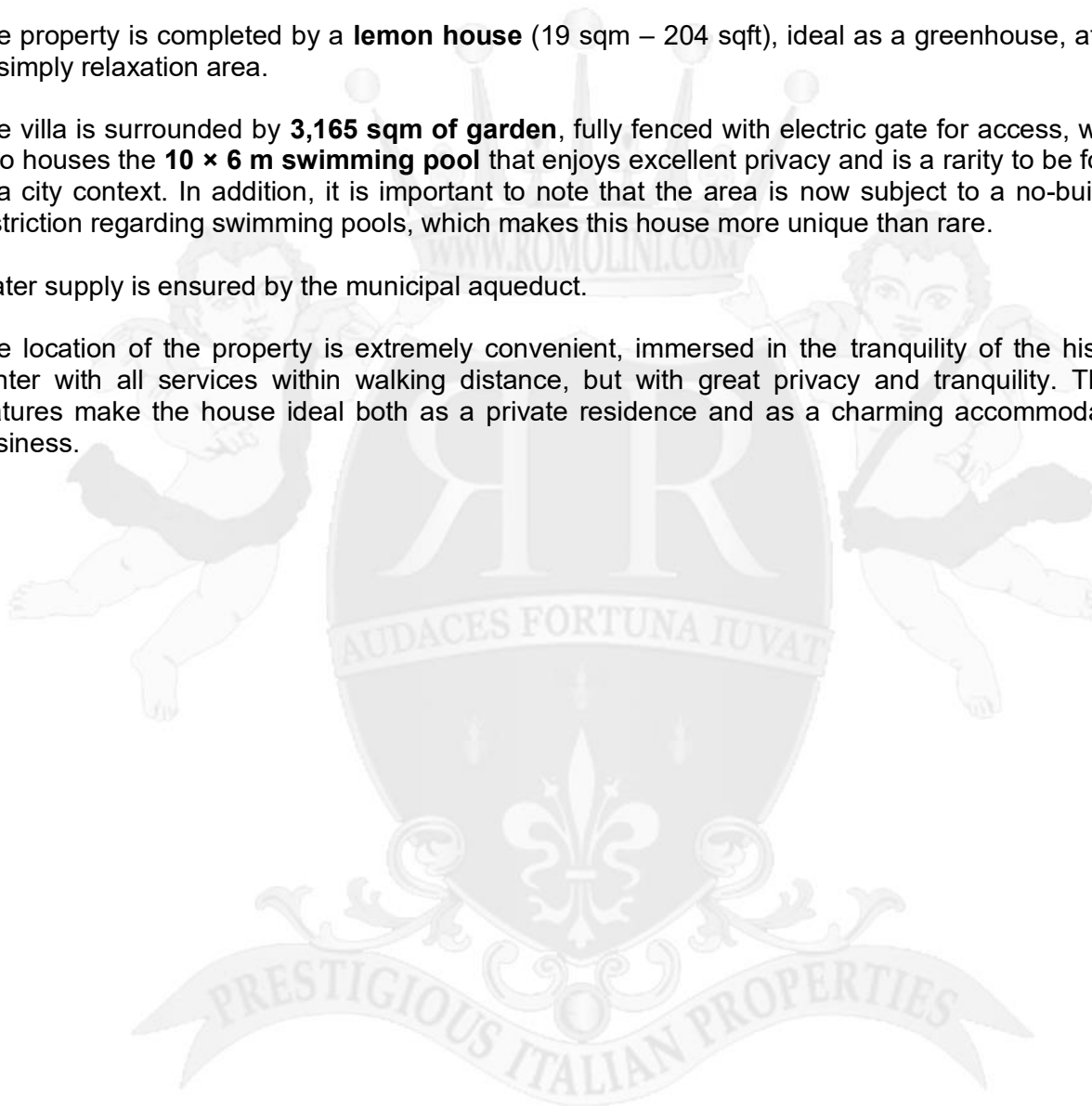
In the **historic center of Todi**, one of the most charming villages of **Umbria**, **modern villa** with **garden** and **pool** for sale. The building consists of two wings (for a total of 70 sqm – 753 sqft) connected by a romantic porch that houses the living area with kitchen, a service bathroom and two bedrooms with shared bathroom. The building is in good structural condition and needs only some finishing and modernization work.

The property is completed by a **lemon house** (19 sqm – 204 sqft), ideal as a greenhouse, atelier or simply relaxation area.

The villa is surrounded by **3,165 sqm of garden**, fully fenced with electric gate for access, which also houses the **10 × 6 m swimming pool** that enjoys excellent privacy and is a rarity to be found in a city context. In addition, it is important to note that the area is now subject to a no-building restriction regarding swimming pools, which makes this house more unique than rare.

Water supply is ensured by the municipal aqueduct.

The location of the property is extremely convenient, immersed in the tranquility of the historic center with all services within walking distance, but with great privacy and tranquility. These features make the house ideal both as a private residence and as a charming accommodation business.







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