

Ref. 2792 – VILLETTA LAURA

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## RESTORED 2-BEDROOM VILLA FOR SALE IN UMBRIA, BETWEEN TODI AND SAN VENANZO

Todi – Perugia – Umbria



**Interiors**  
89 sqm

**Bedrooms**  
2

**Bathrooms**  
2

**Total land**  
1,300 sqm

In the Umbrian countryside between **Todi** and **San Venanzo**, in a quiet and very convenient location of southern **Umbria**, cozy 89-sqm **villa** for sale. The house is on one floor and consists of living room with loggia, kitchen, two bedrooms and two bathrooms. Outside, a **1,300-sqm garden** surrounds the house and offers a pleasant outdoor space to relax in summer.

The house is located near a small village with a supermarket for everyday needs (about 2 km) while larger centers such as Todi, Marsciano and San Venanzo can be reached in about half an hour by car.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2792 – VILLETTA LAURA

**TYPE:** villa

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** unpaved road (500 m)

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

**TOTAL ROOMS:** 5

**BEDROOMS:** 2

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** stone walls, terracotta floors, wooden beams, paved porch, private garden

**EXTERIOR:** 1,300 square meters (0.3 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 159.70 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

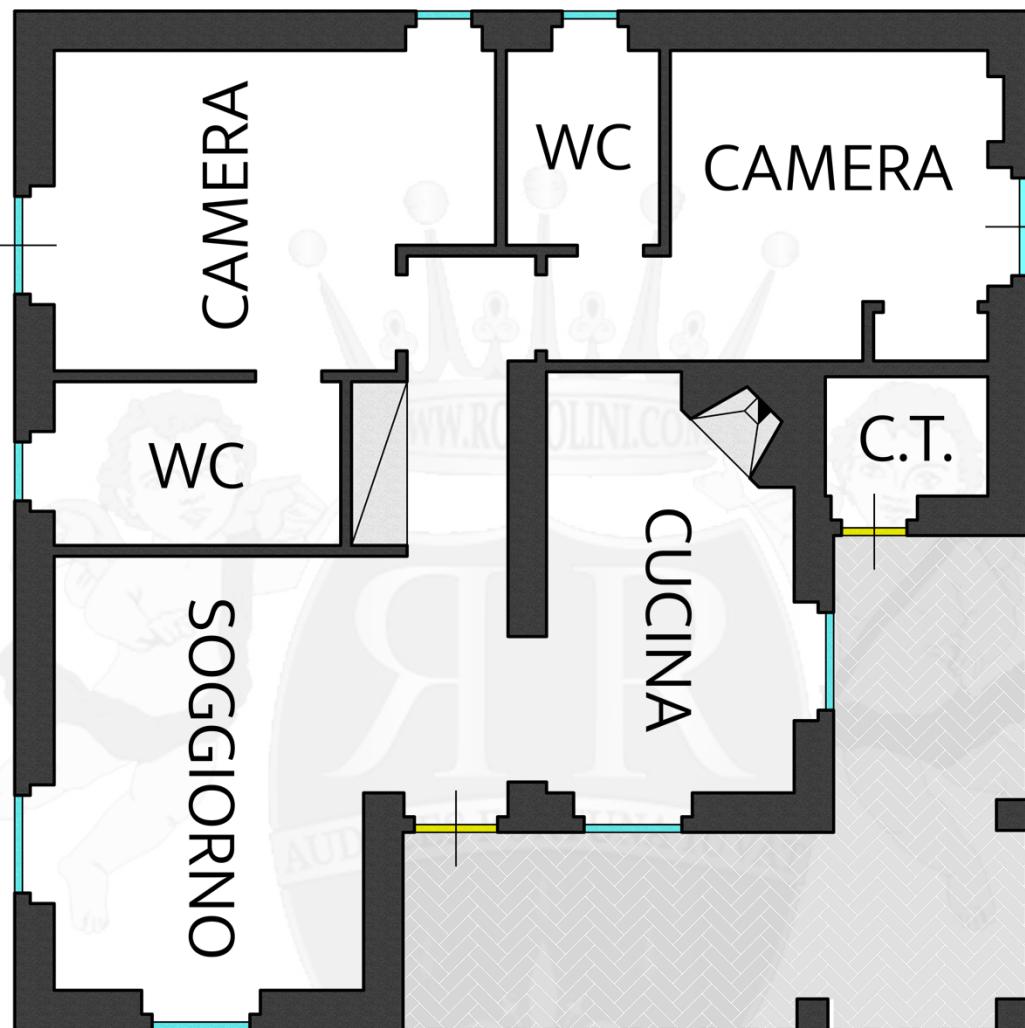
## CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Todi (15km; 25'), Marsciano (22km; 30'), San Venanzo (23km; 35'), Baschi (33km; 40'), Orvieto (33km; 50'), Montefalco (43km; 55'), Bagnoregio (47km; 1h), Perugia (55km; 1h), Bolsena (57km; 1h 10'), Terni (58km; 1h), Narni (60km; 55'), Amelia (68km; 1h), Rome (150km; 2h 10'), Siena (160km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (56km; 50'), Ancona R. Sanzio (159km; 2h), Roma Ciampino (161km; 2h), Roma Fiumicino (174km; 2h), Firenze A. Vespucci (208km; 2h 30'), Pisa G. Galilei (268km; 3h 10')

## FLOOR PLANS OF THE BUILDING



## GROUND FLOOR



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