

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 – VILLETТА 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_{gl, nren} = 159.70 kWh/m²year)

HEATING SYSTEM: radiators

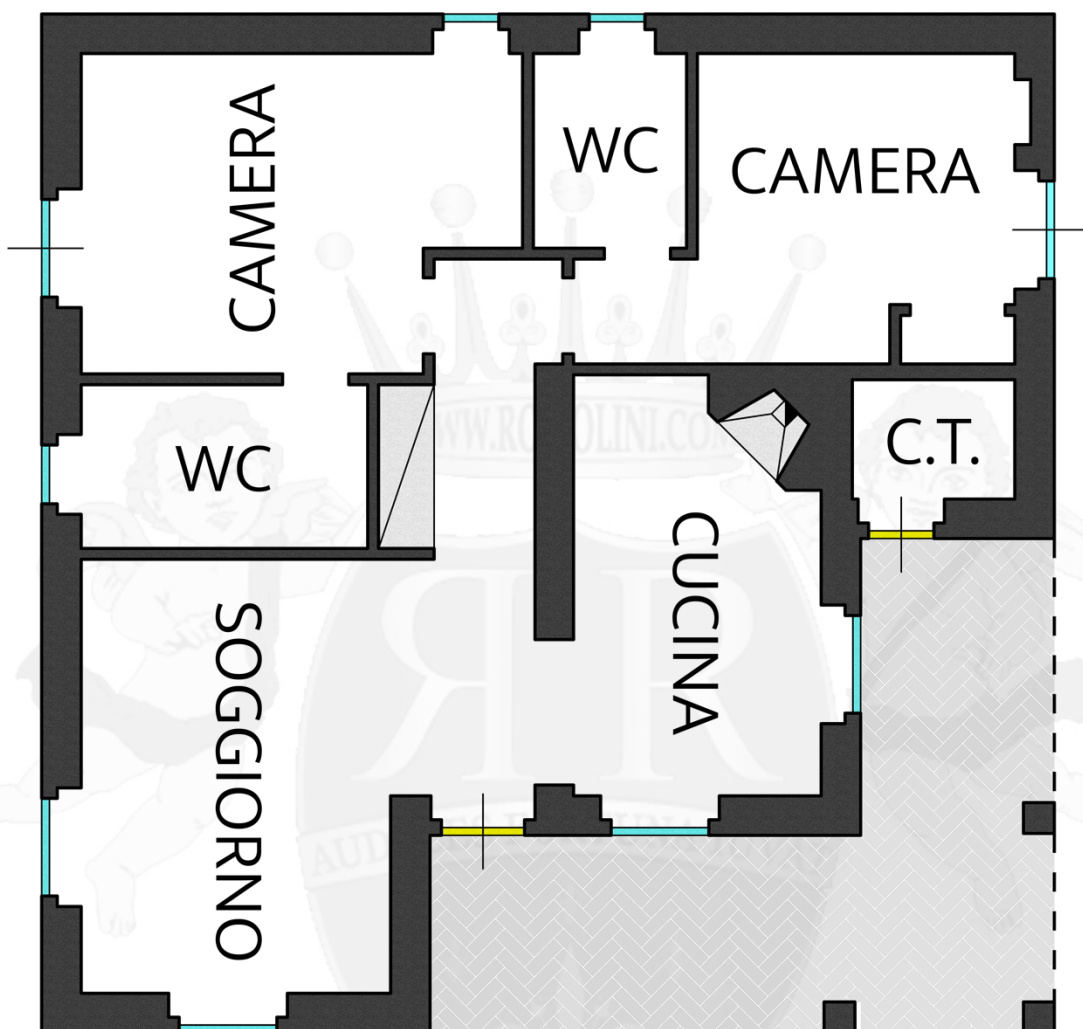
CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Todi (15km; 25'), Marsciano (22km; 30'), San Venanzo (23km; 35'), Bassi (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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