

Ref. 2926 – **VILLA DESIGN TODI**

[www.romolini.com/en/2926](http://www.romolini.com/en/2926)

## STUNNING DESIGN VILLA WITH SWIMMING POOL FOR SALE IN TODI, UMBRIA

**Todi – Perugia – Umbria**



**Interiors**  
600 m<sup>2</sup>

**Bedrooms**  
4

**Bathrooms**  
4

**Total land**  
1.4 ha

**Swimming pool**  
12 x 6 m

Set amidst the rolling hills of Umbria, just a short 10-minute drive from the historic town of Todi, this exceptional contemporary villa represents a rare fusion of modern design and traditional craftsmanship. Built in 2016, the property enjoys a privileged panoramic position, offering sweeping views over the surrounding countryside and an atmosphere of absolute privacy and tranquility.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2926 – VILLA DESIGN TODI

**TYPE:** design villa

**CONDITIONS:** new construction (2016)

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (600 m)

**INTERIORS:** 600 square meters (6,456 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 4

**BATHROOMS:** 4

**ANNEXES:** studio

**MAIN FEATURES:** design building, ample floor-to-ceiling windows, wooden floors, stone walls, panoramic terrace, swimming pool, park, olive trees, private pond

**EXTERIOR:** 1.4 hectares (3.4 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**FUEL:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 127.49 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** under the floor + air conditioning

## 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')

## VILLA DESIGN TODI

Set amidst the rolling hills of **Umbria**, just a short 10-minute drive from the historic town of **Todi**, this exceptional **contemporary villa** represents a rare fusion of **modern design** and **traditional craftsmanship**. Built in 2016, the property enjoys a privileged panoramic position, offering sweeping views over the surrounding countryside and an atmosphere of absolute privacy and tranquility.

Perfect as a year-round residence or as a high-end rental investment, this extraordinary villa represents a unique opportunity to own a contemporary masterpiece in the heart of Umbria.

There is a supermarket about 6 km from the property (10 minutes by car), while other services (schools, banks, post office, shopping centers, pharmacies, etc.) can be found in the medieval village of Todi, just 15 minutes away by car.

## DESCRIPTION OF THE BUILDINGS

Conceived by artists **Roberto Bernardi** and **Raphaella Spence**, niece of the celebrated British architect **Sir Basil Spence**, the villa is a true architectural statement, born from a deep passion for art and design. As the first modern residence in the area, it masterfully combines local stone and wood with expansive floor-to-ceiling windows, creating a seamless dialogue between interior and exterior spaces. The result is a luminous, elegant home, perfectly suited for entertaining and for enjoying unforgettable moments with family and friends.

The **villa** (442 m<sup>2</sup> – 4,756 ft<sup>2</sup>, 4 bedrooms and 4 bathrooms) is arranged over two levels. The ground floor hosts a generous living area, ideal for relaxation, along with three spacious en-suite bedrooms, each with direct access to the porch and garden. A laundry room completes this level. The upper floor, reached via a refined wooden and iron staircase that enhances the verticality of the spaces, features a stylish lounge, dining area and open-plan kitchen. The master suite, also on this floor, boasts a private bathroom and a panoramic terrace with breathtaking views over the Umbrian landscape.

An **independent studio** (158 m<sup>2</sup> – 1,700 ft<sup>2</sup>) designed as an extension of the main villa and currently not connected, offers additional versatile space. A semi-basement, yet to be completed, provides further potential for accessory rooms.

The property is equipped with underfloor heating and cooling throughout, ensuring optimal comfort in every season.

## EXTERIOR

The estate extends over approximately **1.4 hectares (3.4 acres)** and includes a beautifully landscaped garden with a heated **12 × 6 m swimming pool** and dedicated children's area. Outdoor living is further enhanced by a barbecue area sheltered by an elegant pergola, ideal for al fresco dining.

The grounds are enriched by around **70 olive trees** and a **picturesque pond**, adding to the charm and authenticity of the property.





















































































































































ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)