

FORMER 13th-CENTURY CONVENT FOR SALE JUST A FEW KILOMETERS FROM TODI, UMBRIA

Todi – Perugia – Umbria



Interiors
1,105 m²

Bedrooms
8

Bathrooms
9

Swimming pool
14 × 7 m | 8 × 4 m

Total land
2.6 ha

Olive grove
1.0 ha

In the heart of Umbria, amid the rolling hills of the Tiber Valley, stands this extraordinary historic estate, converted from a 13th-century medieval abbey. Surrounded by vineyards, olive groves, and Mediterranean woodland, the estate enjoys a commanding position with unobstructed views of the surrounding countryside and encompasses over 1,000 m² of internal surfaces, two swimming pools, a 5,600-m² private park, and an olive grove.

SUMMARY OF THE PROPERTY

REFERENCE #: 2929 – CONVENTO TODI

TYPE: former 13th-century convent

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,105 square meters (11,890 square feet)

TOTAL ROOMS: 28

BEDROOMS: 8

BATHROOMS: 9

ANNEXES: guesthouse

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, 11th-century church, fresco attributed to Giovanni di Pietro, brick arches, columns with decorated capitals, swimming pools, lush park, panoramic terraces, olive grove

EXTERIOR: 2.6 hectares (6.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 7 m | 8 × 4 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 458.37 kWh/m²year)

HEATING SYSTEM: radiators

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')

CONVENTO TODI

In the heart of **Umbria**, amid the rolling hills of the **Tiber Valley**, stands this extraordinary historic estate, converted from a 13th-century **medieval abbey**. Surrounded by vineyards, olive groves, and Mediterranean woodland, the estate enjoys a commanding position with unobstructed views of the surrounding countryside and encompasses over 1,000 m² of internal surfaces, **two swimming pools**, a **5,600-m² private park**, and an **olive grove**.

Thanks to its exceptional architectural value, commanding location, and proximity to major cities such as Todi, Perugia, and Rome, the estate is equally suited as an exclusive private residence or as a refined, charming hospitality property, capable of combining authenticity, privacy, and a landscape of the highest quality.

DESCRIPTION OF THE BUILDINGS

Located in the hills just outside Todi, the property spans three floors, comprising three distinct yet interconnected structures: the main residence, the ancient church, and a separate guesthouse. The sleeping quarters are distributed between the main building and the annex and comprise a total of eight bedrooms, enhanced by furnishings that evoke the historic character of the ancient abbey. Antique terracotta floors, ceilings with exposed wooden beams, handcrafted furniture, and refined fabrics help preserve the home's authentic charm, reflecting its more-than-eight centuries of history. The living area stands out for its spaciousness and includes seven reception rooms, four kitchens, and numerous stone fireplaces – elements that lend warmth and character to the spaces. Original stone arches elegantly punctuate the interior spaces, while large panoramic windows allow natural light to enhance every room and offer an unparalleled view of the Tiber Valley.

The abbey's origins are documented as early as **1275**, when it appears in ecclesiastical records pertaining to the payment of the tithe. For centuries, it served as an important administrative center for the territories of Todi and Orvieto, belonging to the noble **Clementini** family from Amelia until the end of the 18th century, when it became part of the assets of the **Episcopal Seminary of Todi**.

The true jewel of the property is the ancient **Benedictine church**, which preserves its original structure – dating back to the early 11th century – almost intact. The stone façade, featuring a simple Romanesque portal, a bell gable, and a small central window, leads into a space now used as a contemporary art gallery and relaxation area. The building retains the architectural features typical of the period, with a Romanesque apse, masonry made of *filaretto* ashlar, and a wooden truss roof supported by imposing exposed beams. Of particular note is the 16th-century fresco preserved in the apse, depicting the Crucifixion and attributed to the school of **Giovanni di Pietro**, known as **Lo Spagna** (1450-1528), an artist who worked extensively in Umbria and, specifically, in Todi, where he arrived in 1507. He received documented commissions there until 1525 and left behind many works in the city that are still visible in the Church of Montesanto, the Cathedral, and the Church of San Carlo (as well as in the Art Gallery). The interplay between medieval architecture and contemporary artworks lends this space a refined atmosphere, where history and modernity coexist in perfect harmony.

EXTERIOR

The outdoor spaces are set within a **park of approximately 5,600 m²**, framed by centuries-old pines, oaks, and beeches. Panoramic terraces, relaxation areas, and spaces dedicated to outdoor dining allow guests to fully experience the natural surroundings, offering spectacular views of the valley and making the property ideal for exclusive receptions and events. The garden features **two swimming pools** with spacious stone sun decks: one with a distinctive teardrop shape and a second, larger pool overlooking the rolling hills. The estate is rounded out by approximately **1.0 hectare of olive groves**, which produce excellent Umbrian extra virgin olive oil.



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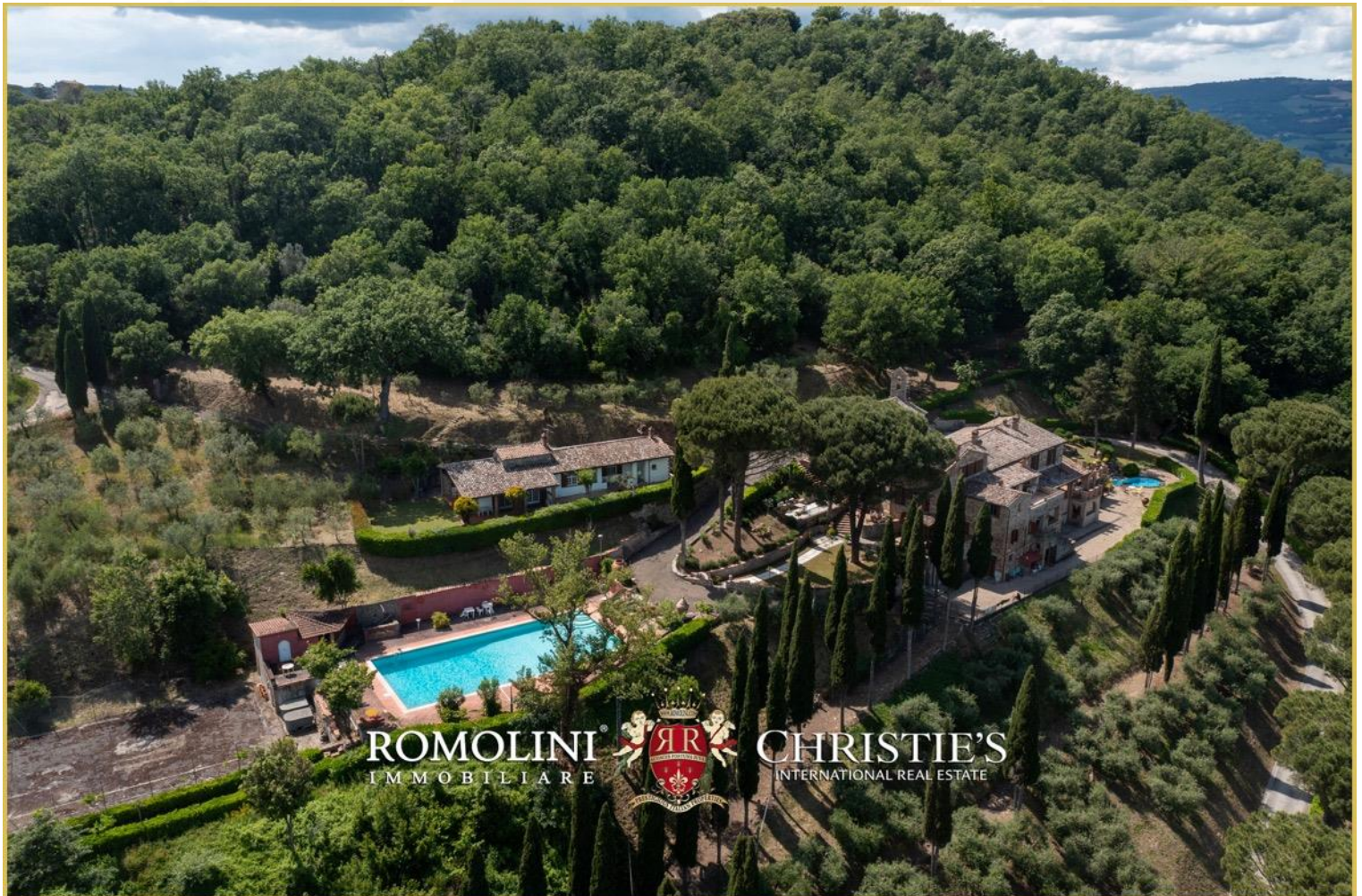




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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com
(+39) 0575 788 948

www.vineyardswineries.com
info@romolini.com