

RENOVATED COUNTRY HOUSE WITH POOL AND ORGANIC OLIVE GROVE FOR SALE IN TODI

Todi – Perugia – Tuscany



Interiors
456 m²

Bedrooms
6

Bathrooms
7

Swimming pool
10 × 5 m

Total land
4.9 ha

Olive grove
400 trees

On the gentle hills embracing Todi, immersed in the most authentic heart of Umbria, lies this charming farmhouse, masterfully renovated in respect of local tradition. The property, surrounded by organic farming land and a well-maintained terraced garden, boasts a panoramic and private location that offers suggestive glimpses of the surrounding countryside. Designed to combine private life and hospitality, the farmhouse stands out for its generous spaces, bright environments, and functional layout, while also offering the warmth of a rural home and the comfort of a ready-to-live residence.

SUMMARY OF THE PROPERTY

REFERENCE #: 2969 – CASALE TEREZIO

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (450 m)

INTERIORS: 456 square meters (4,906 square feet)

TOTAL ROOMS: 18

BEDROOMS: 6

BATHROOMS: 7

ANNEXES: storage, technical room

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, fireplaces, porch, solar panels, photovoltaic system, garden, swimming pool with salt deuration, organic certification

EXTERIOR: 4.9 hectares (12.1 acres)

OLIVE GROVE: 400 trees

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 5 m

ELECTRICITY: already connected + photovoltaic system (13 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

FUEL: all electric

ENERGY CERTIFICATE: **A3** (EP_{gl, nren} = 33.46 kWh/m²year)

HEATING SYSTEM: heat pump + solar panels (19 kW)

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Todi (12km; 20'), Montefalco (22km; 25'), Bevagna (22km; 30'), Marsciano (25km; 30'), Deruta (26km; 25'), Foligno (30km; 40'), Trevi (33km; 40'), Spoleto (38km; 45'), San Gemini (41km; 35'), Perugia (44km; 45'), Orvieto (45km; 1h), Terni (51km; 45'), Piegaro (57km; 1h), Tuoro sul Trasimeno (75km; 1h), Castiglione del Lago (88km; 1h 10')

CLOSEST AIRPORTS

Perugia San Francesco (46km; 40'), Ancona R. Sanzio (149km; 1h 45'), Roma Ciampino (154km; 1h 55'), Roma Fiumicino (167km; 1h 55'), Pisa G. Galilei (271km; 3h), Bologna G. Marconi (284km; 3h 15')

CASALE TERENCEO

On the gentle hills embracing **Todi**, immersed in the most authentic heart of **Umbria**, lies this charming **farmhouse**, masterfully renovated in respect of local tradition. The property, surrounded by organic farming land and a well-maintained terraced garden, boasts a panoramic and private location that offers suggestive glimpses of the surrounding countryside. Designed to combine private life and hospitality, the farmhouse stands out for its generous spaces, bright environments, and functional layout, while also offering the warmth of a rural home and the comfort of a ready-to-live residence.

The property can be easily reached via a short stretch of well-maintained dirt road. Two nearby towns (about 5 minutes by car) provide all basic services (supermarkets, bars, restaurants, schools), and the medieval village of Todi is only 20 minutes by car from the property. The **E45 motorway** exit is less than ten minutes away by car and allows for traversing virtually all of Umbria and quick access to Rome (1h 30').

DESCRIPTION OF THE PROPERTY

The **farmhouse** (385 m² – 4,142 ft², 6 bedrooms, and 7 bathrooms) is a stone and brick building reminiscent of the rustic style of Umbrian countryside and is perched on the side of a hill, a detail that ensures direct access to the various floors. In terms of layout, the house is fundamentally divided into two parts: one reserved for the owners, the other divided into two apartments for guests.

- **Owner's apartment:** large living room, dining room, kitchen with pantry, two bathrooms, and large porch on the ground floor; living room, three bedrooms, and two bathrooms on the first floor
- **Apt. N°1:** living room with kitchen and two bedrooms with en-suite bathrooms;
- **Apt. N°2:** living room with kitchen, large terrace, and bedroom with en-suite bathroom.

A short distance from the farmhouse are a small storage (9 m² – 97 ft²) for garden tools and a technical room for the swimming pool (62 m² – 667 ft²).

The house is surrounded by a **3,300-m² garden** characterized by terraces and ornamental hedges. On the lower terrace of the garden is the **10 × 5 m swimming pool** with terracotta solarium and salt purification system.

The agricultural land, all **certified organic since 2004**, extends all around the property and includes an **olive grove with 400 trees** (producing excellent extra virgin olive oil) and about 3.0 hectares of arable land that can be used for cultivating typical local products.





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