

## LUXURY PROPERTY WITH PRIVATE HELIPAD AND SWIMMING POOL FOR SALE IN TODI, UMBRIA

Todi – Perugia – Umbria



**Interiors**  
1,026 m<sup>2</sup>

**Bedrooms**  
9

**Bathrooms**  
12

**Total land**  
2.5 ha

**Swimming pool**  
18 × 9 m

In the heart of Umbria, immersed in a large agricultural estate and surrounded by an extraordinarily beautiful landscape near Todi, this property is located in a particularly strategic position, easily accessible and well connected to the main regional communication arteries. The hospitality complex originates from the careful renovation of an ancient settlement of ecclesiastical origin, originally consisting of a chapel, the residence of the curate, and farmhouses.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3030 – EREMO TODI

**TYPE:** ancient convent

**CONDITIONS:** restored

**LOCATION:** hilly

**ACCESS:** excellent, paved road

**INTERIORS:** 1,026 square meters (11,040 square feet)

**TOTAL ROOMS:** 26

**BEDROOMS:** 9

**BATHROOMS:** 12

**ANNEXES:** pool technical area

**MAIN FEATURES:** stone and brick walls, brick arches, original terracotta floors, fireplaces, garden, panoramic swimming pool, private parking area, gazebo for events, alarm and video-surveillance system, private helipad

**EXTERIOR:** 2.5 hectares (6.2 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 18 × 9 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 594.21 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** fancoils

## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Todi (12km; 15'), Acquasparta (12km; 15'), Massa Martana (11km; 15'), Terni (32km; 30'), Spoleto (32km; 40'), Montefalco (34km; 40'), Narni (34km; 30'), Foligno (43km; 50'), Amelia (42km; 35'), Trevi (51km; 45'), Perugia (53km; 45'), Orvieto (53km; 1h), Assisi (64km; 1h), Bolsena (67km; 1h 10'), Castiglione del Lago (98km; 1h 15'), Rome (110km; 1h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (55km; 45'), Roma Ciampino (134km; 1h 40'), Roma Fiumicino (148km; 1h 35'), Ancona R. Sanzio (159km; 1h 50'), Pisa G. Galilei (281km; 3h 10'), Bologna G. Marconi (293km; 3h 20')

## EREMO TODI

In the heart of **Umbria**, immersed in a large **agricultural estate** and surrounded by an extraordinarily beautiful landscape near **Todi**, this property is located in a particularly strategic position, easily accessible and well connected to the main regional communication arteries.

The hospitality complex originates from the careful renovation of an **ancient settlement of ecclesiastical origin**, originally consisting of a chapel, the residence of the curate, and farmhouses. The restoration preserved the historical character of the settlement completely, maintaining the architectural elements typical of Umbrian tradition, including brick arches, stone walls, wooden floors with tiles, tiled roofs, and authentic materials for the high-quality pavements.

The structure is excellently suited for high-level hospitality activities, resort for large groups, wedding and exclusive event locations, corporate retreats, international meetings, cultural activities, and paths dedicated to wellness and experiential hospitality, thanks to the perfect integration between indoor spaces, dining areas, and large outdoor equipped areas.

### DESCRIPTION OF THE BUILDING

The entire complex develops over three levels with a total area of 982 m<sup>2</sup> (10,566 ft<sup>2</sup>). The basement is entirely dedicated to services functional to the professional management of the structure, with storage for materials and equipment, rooms for sanitation, storage rooms for furniture and provisions, a pantry directly connected to the kitchen via a lift, staff services, technical rooms for the thermal plant, cooling system, water plant, and other support rooms. There is also a second area dedicated to guest bathrooms, with a space distribution designed to ensure efficiency even during events with high attendance.

The ground floor is dedicated to reception and dining. It features a large hall characterized by suggestive exposed brick arches, a fully equipped professional kitchen, service rooms, changing rooms, staff services, storerooms for raw materials and perishable products, a room with accessible services for people with reduced mobility, and a characteristic outdoor bread oven. The internal heights of 2.95 m and traditional finishes give the environments an authentic and particularly scenic atmosphere. Supporting the catering is a removable covered structure of about 49 m<sup>2</sup>, positioned near the kitchen, allowing functional expansion even during less favorable weather periods.

The first floor is dedicated to accommodation and includes seven bedrooms with private bathrooms, plus a suite (composed of two bedrooms and a bathroom). The environments, enhanced by parquet floors and exposed wooden beams ceilings, guarantee comfort, privacy, and stylistic continuity with the historical context of the entire property.

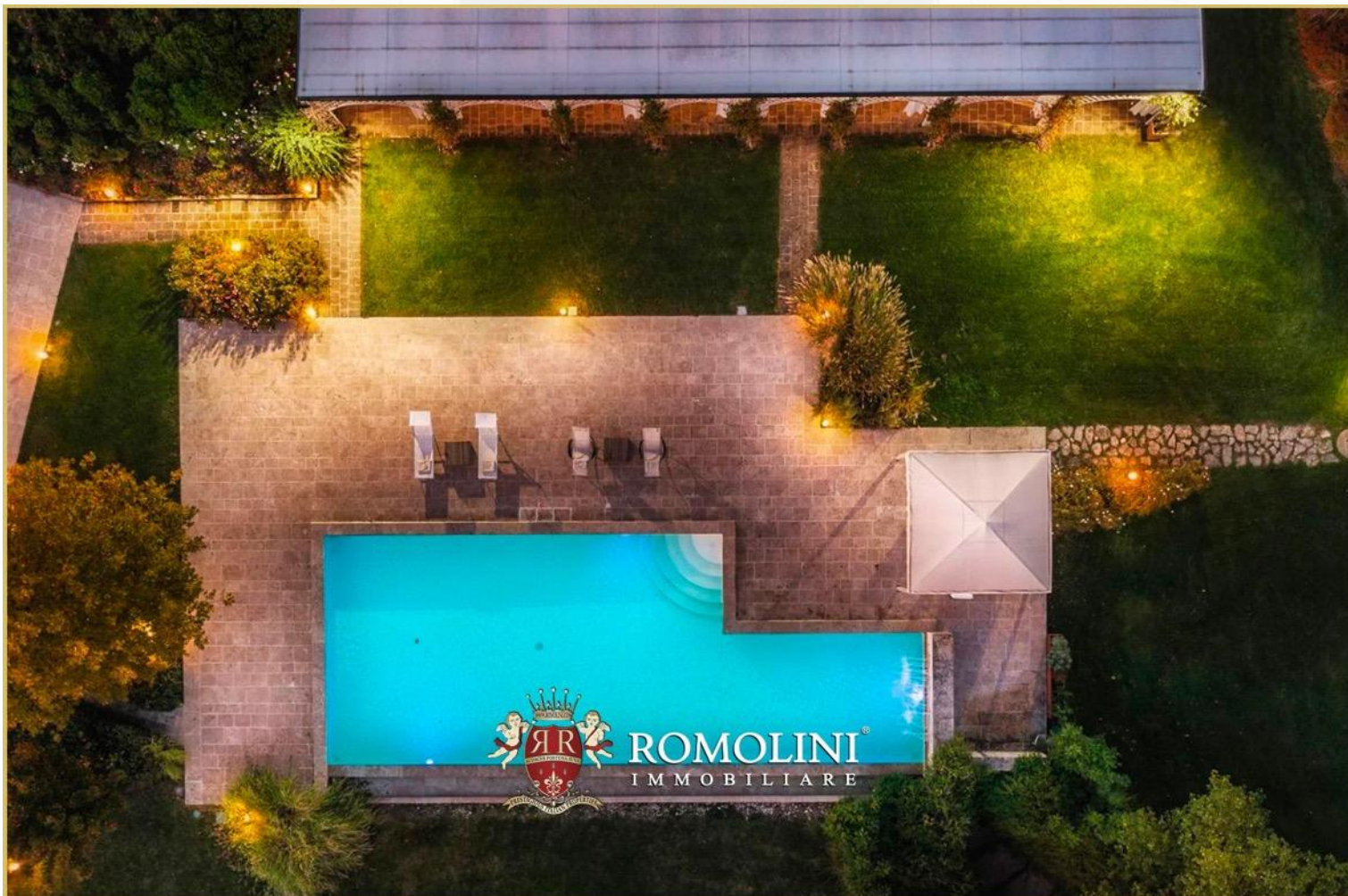
### EXTERIOR

The complex is located within a fenced area of about **2.5 hectares (6.2 acres)**. A particularly noteworthy element is the large **private parking lot**, capable of accommodating about 80 cars and 2 large touring buses, a feature of great strategic value for organizing events, weddings, conferences, and receptions.

The outdoor spaces include an elegant and fully equipped garden with irrigation and lighting systems, an **18 × 9 m panoramic swimming pool** with a depth of 1.40 m, a large travertine sunbathing area, BBQ area, zones dedicated to outdoor breakfasts and dinners, and modular spaces for cultural events, concerts, and private functions.

Exclusively serving the property is an easily-accessible **private helipad**, an element of absolute prestige ensuring quick and reserved connections for a national and international clientele. The plant system also includes an **automated irrigation system**, an underground tank of 90 m<sup>3</sup> for rainwater harvesting, a **private well** for support, a security **alarm system**, and internal and external **video surveillance**.





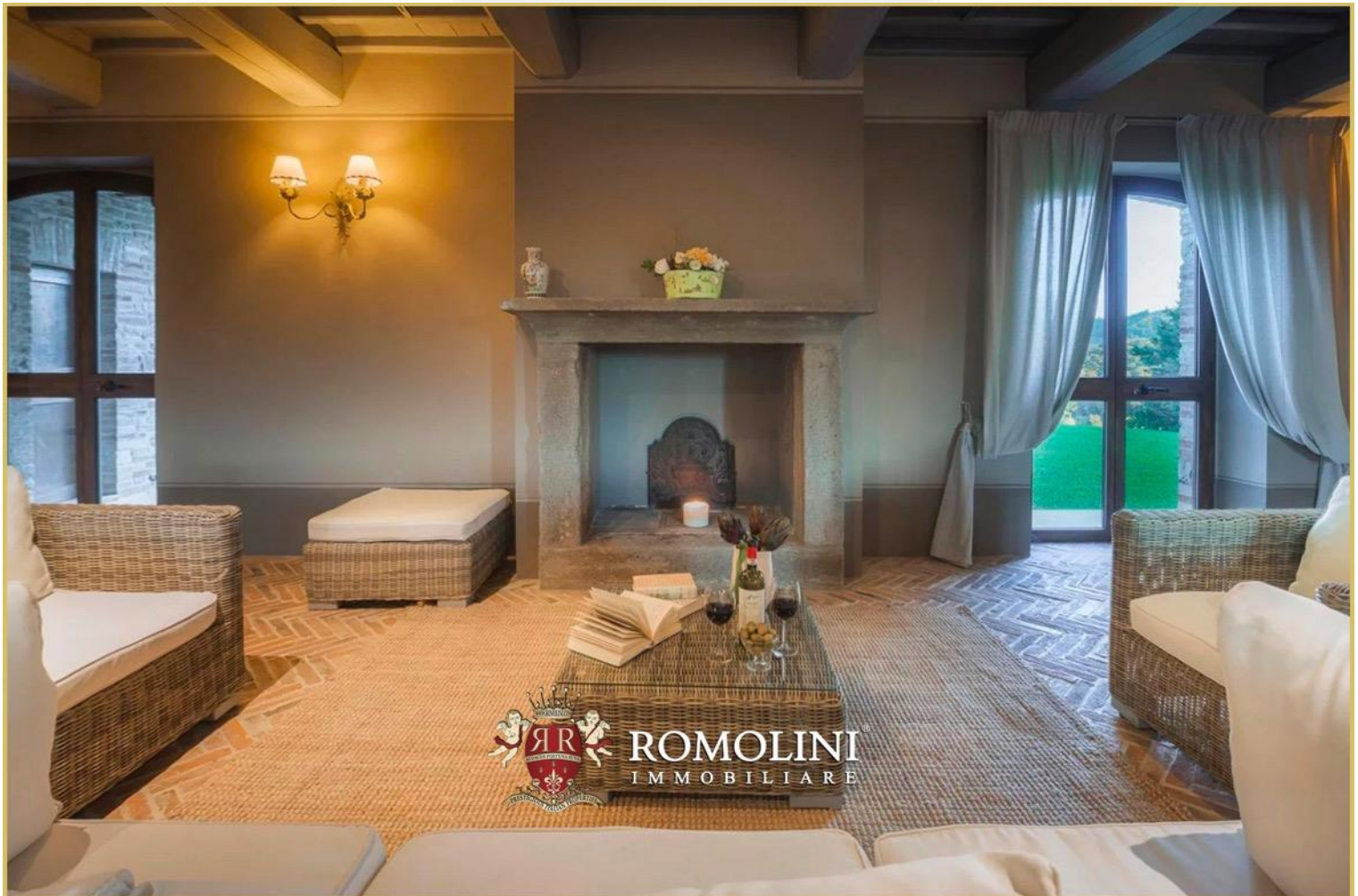
























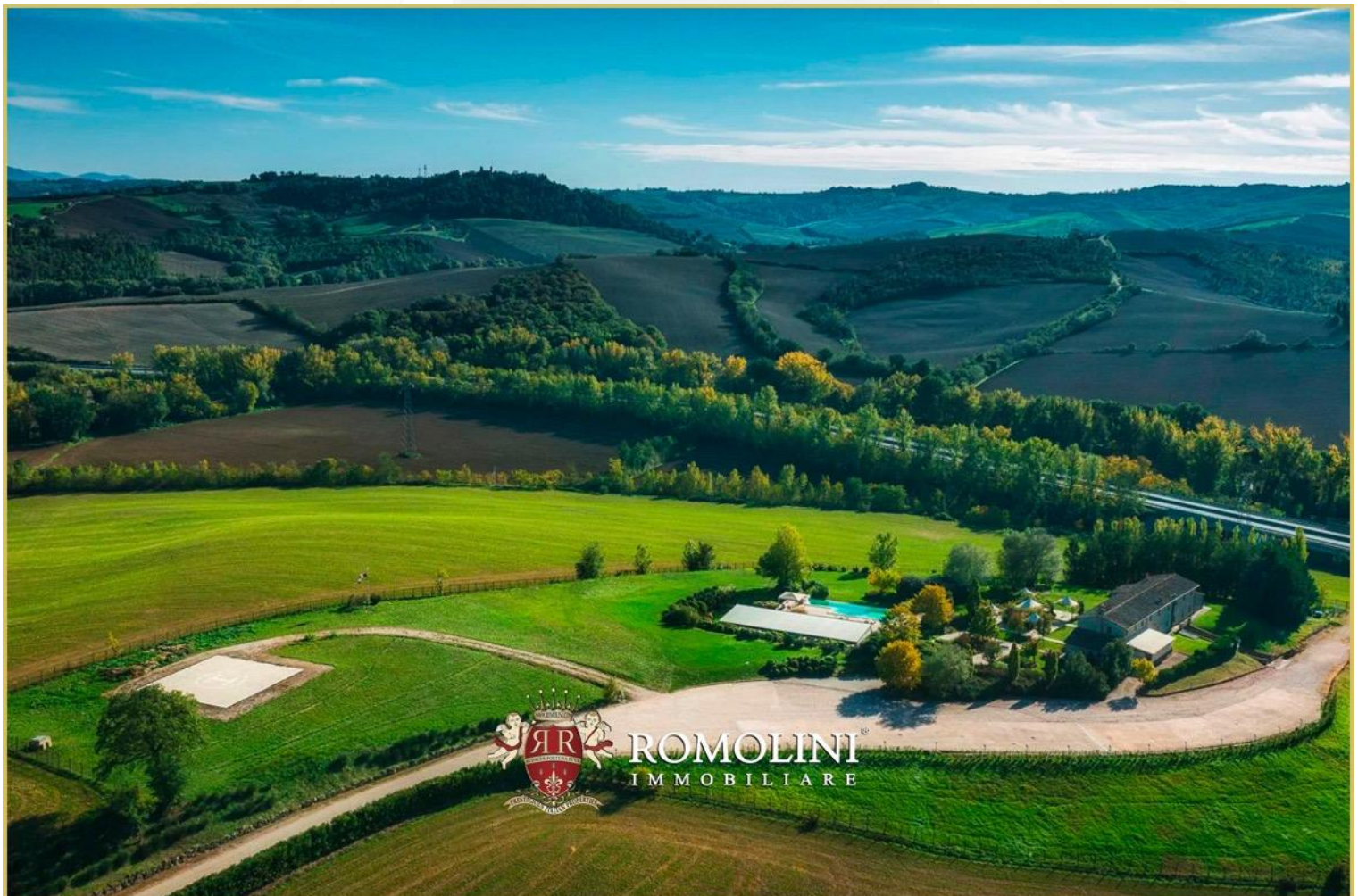














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