

AGRITURISMO WITH WELLNESS CENTER FOR SALE IN TODI, UMBRIA

Todi – Perugia – Umbria



Interiors
3,019 m²

Bedrooms
12+

Bathrooms
19+

Total land
8.4 ha

Swimming pool
16 x 7 m

Just 4 km from the historic center of Todi, in a privileged hillside position overlooking the ancient Umbrian town and the surrounding valley, this remarkable historic estate is currently operated as an Agriturismo and combines an exceptional historical heritage with extensive hospitality facilities and significant development potential. The estate is surrounded by roughly 8.4 hectares of private land, providing a generous combination of landscaped grounds and agricultural areas.

SUMMARY OF THE PROPERTY

REFERENCE #: 3109 – AGRITURISMO TODI

TYPE: Agriturismo

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (650 m)

INTERIORS: 3,019 square meters (32,484 square feet)

TOTAL ROOMS: 35+

BEDROOMS: 12+

BATHROOMS: 19+

ANNEXES: dependance, wellness center, agricultural shed

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, alarm system, wooden fixtures, porches, wellness center, agricultural land, swimming pool, garden, views of Todi's historical center, development potential

EXTERIOR: 8.4 hectares (20.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 16 × 7 m

ELECTRICITY: already connected + photovoltaic system (37 kW)

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: GPL

ENERGY CERTIFICATE:  (EP_{gl, nren} = 105.00 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Todi (4 km; 10'), Massa Martana (23 km; 25'), Acquasparta (27 km; 25'), Orvieto (40 km; 40'), Spoleto (43 km; 45'), Terni (45 km; 40'), Perugia (48 km; 45'), Narni (48 km; 45'), Montefalco (50 km; 50'), Bevagna (55 km; 55'), Assisi (60 km; 55'), Amelia (55 km; 50'), Spello (60 km; 1h), Magione (61 km; 1h), Passignano sul Trasimeno (74 km; 1h 10'), Gubbio (85 km; 1h 20'), Viterbo (90 km; 1h 20'), Rieti (95 km; 1h 25'), Cortona (105 km; 1h 30'), Arezzo (110 km; 1h 35'), Pienza (115 km; 1h 40'), Siena (125 km; 1h 45'), Montepulciano (125 km; 1h 45'), Florence (175 km; 2h 10'), Rome (120 km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (42 km; 40'), Roma Ciampino (145 km; 1h 40'), Roma Fiumicino (165 km; 1h 50'), Firenze A. Vespucci (180 km; 2h 15'), Ancona R. Sanzio (175 km; 2h 20'), Pisa G. Galilei (225 km; 2h 45'), Bologna G. Marconi (235 km; 2h 40')

AGRITURISMO TODI

Just 4 km from the historic center of **Todi**, in a privileged hillside position overlooking the ancient Umbrian town and the surrounding valley, this remarkable **historic estate** is currently operated as an **Agriturismo** and combines an exceptional historical heritage with extensive hospitality facilities and **significant development potential**.

Set within the celebrated wine-producing territory of **Sagrantino** and **Grechetto**, the property enjoys a strategic location for exploring some of Umbria's most renowned medieval towns and cultural destinations. Its proximity to Todi and the **E45 motorway** (just 3 km), together with the concentration of important Umbrian destinations within easy reach, makes it particularly suitable for continued use as a high-level Agriturismo or hospitality business.

DESCRIPTION OF THE BUILDINGS

The **main building** (528 m² – 5,681 ft², 9 bedrooms and 12 bathrooms) is an old renovated farmhouse and is arranged over three levels. The basement floor is dedicated to hospitality and service areas and includes two spacious dining rooms (the professional kitchen is on the ground floor), a large cellar, three bathrooms and a changing room. On the upper floors are five apartments:

- **Apt. N°1:** living room with kitchen and two bedrooms with en-suite bathroom;
- **Apt. N°2:** living room with kitchen, two bedrooms and two bathrooms;
- **Apt. N°3:** living room, kitchen and two bedrooms with private bathrooms;
- **Apt. N°4:** living room with kitchen, two bedrooms and two bathrooms;
- **Apt. N°5:** living room with kitchen, bedroom and bathroom.

This configuration allows the accommodation areas to be used independently, offering considerable flexibility for both hospitality and private residential purposes.

Positioned immediately beside the main farmhouse, the **dependance** (66 m² – 710 ft², 3 bedrooms and 3 bathrooms) is arranged on a single level and features three bedrooms with en-suite bathrooms for the guests.

A dedicated **wellness center** (325 m² – 3,497 ft²) forms an important component of the estate. Built specifically for this purpose and designed in the architectural style of a traditional Umbrian rural building, it provides an extensive range of facilities on a single level. The wellness area includes a Jacuzzi and hydromassage area, Turkish bath, Finnish sauna, three emotional showers and a relaxation room. Additional facilities comprise a gym, massage room, two changing rooms, a large multipurpose room currently suitable as a games room and four bathrooms.

RENOVATION PROJECT

The property includes **two substantial agricultural buildings** (measuring respectively 1,250 m² – 13,450 ft² and 850 m² – 9,146 ft²). Under the applicable planning regulations, these structures may potentially be converted to accommodation use, subject to the preparation and approval of the relevant project by the Municipality of Todi. The legislation also allows for the conversion of part of the agricultural surfaces to residential use, up to a maximum of 200 m² and within 50 m of the nearest existing building, with the possibility of reconstruction on another site up to 1,000 metres away. Any such intervention remains subject to prior approval by the Municipality of Todi.

HISTORY AND ARCHITECTURAL CHARACTER

The history of this remarkable property is deeply connected with Todi and its surrounding territory. Documentary evidence confirms its existence as early as the **15th century**, although its origins are considerably older. During the restoration works, archaeological and architectural elements were

discovered that point to a Roman foundation.

Among the most significant finds are a bronze coin depicting Caesar Augustus, fragments of mosaic, numerous worked travertine stones and substantial stone and brick arches. These remains indicate that the present complex was built following the demolition of the so-called "Palazzo di Traiano", a Roman villa whose surviving concrete structures can still be identified within the foundations of the current building.

The property subsequently came into the possession of the nuns of the ancient *Lucrezie* order. Their presence is documented by a notarial deed dated **1699**, and they are known to have remained here until at least **1747**. In that year, the small internal church dedicated to Saint John was stripped of its fresco depicting the **Virgin Enthroned with the Child**. The artwork was subsequently transferred to the chapel of a local parish church, where it remains today.

Following this period, the complex was converted into a traditional farmhouse.

In 1999, the current owners began an extensive program of restoration, carefully bringing the historic property back to its former splendor. Today, all the buildings are in excellent condition and retain the characteristic materials of Umbrian rural architecture, including stone walls, wooden and terracotta ceilings and solid wood doors, gates and window frames.

EXTERIOR

The estate is surrounded by roughly **8.4 hectares of private land**, providing a generous combination of landscaped grounds and agricultural areas.

The outdoor spaces include a beautifully positioned garden with a large panoramic **16 × 7 m swimming pool** surrounded by a 300-m² sunbathing terrace. The remaining land comprises a small olive grove, arable fields and woodland, creating a varied natural setting around the buildings.

The elevated position allows the outdoor areas to take full advantage of the property's spectacular views towards Todi and the surrounding Umbrian countryside. The combination of extensive grounds, hospitality facilities, wellness amenities and the historic character of the buildings creates a property with considerable versatility.

















ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





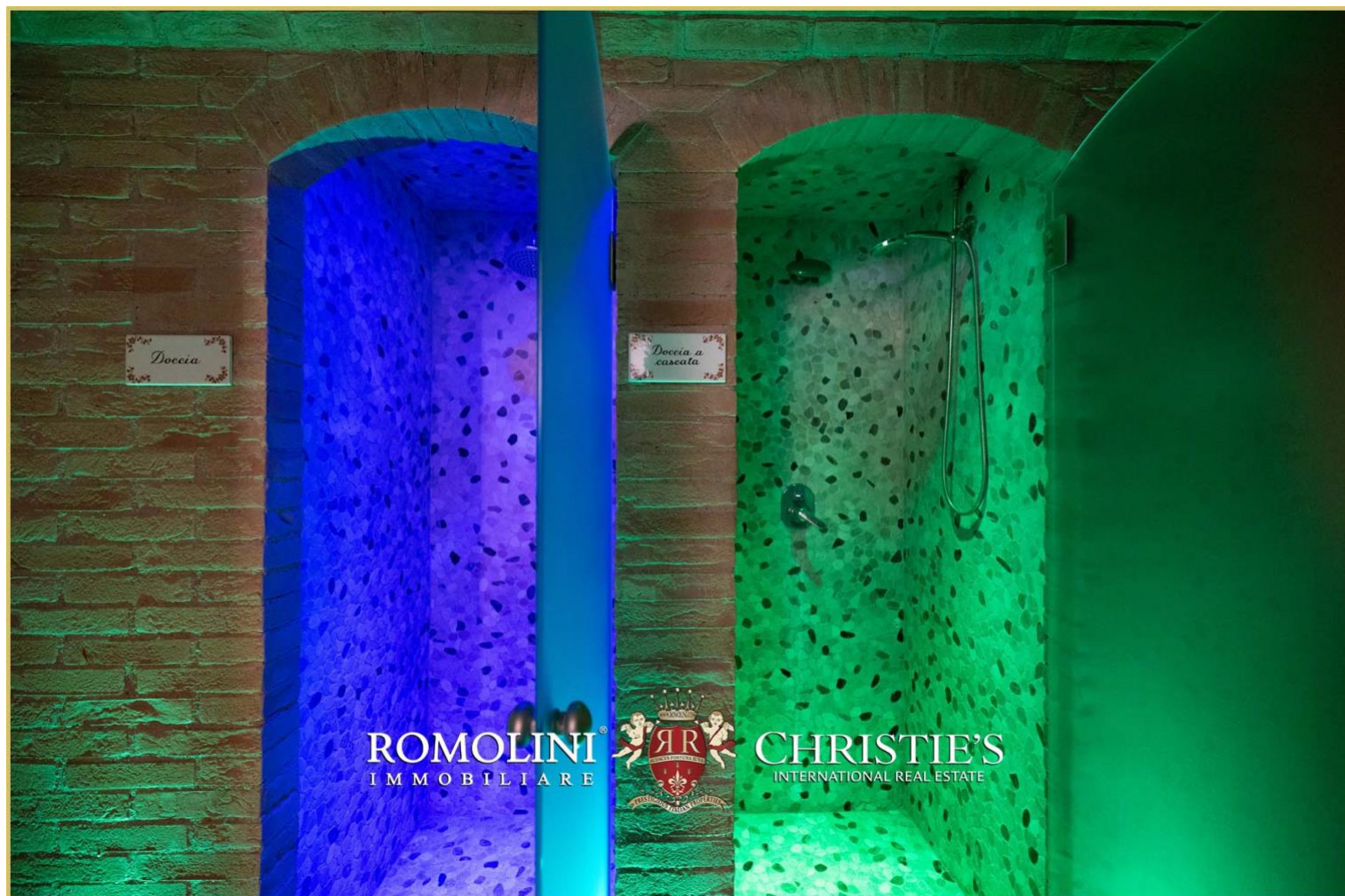






































ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

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