

Ref. 3112 – **TENUTA ROCCACCIA**

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32-HA ESTATE WITH RENOVATED FARMHOUSE FOR SALE NEAR TODI, UMBRIA

Todi – Perugia – Umbria



Interiors
1,150 m²

Bedrooms
6+

Bathrooms
4+

Total land
32.1 ha

Situata nella tranquilla campagna umbra, a pochi chilometri da Todi, questa affascinante tenuta unisce il fascino di un tradizionale casale in pietra a eleganti interni contemporanei e a un eccellente potenziale di sviluppo. La proprietà comprende attualmente un casale ristrutturato con diversi annessi da restaurare, circondato da circa 32,0 ettari di terreno con uliveti, boschi e campi coltivati, oltre a un giardino ben curato e una vasca idromassaggio.

SUMMARY OF THE PROPERTY

REFERENCE #: 3112 – TENUTA ROCCACCIA

TYPE: estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,150 square meters (12,379 square feet)

TOTAL ROOMS: 20+

BEDROOMS: 6+

BATHROOMS: 4+

ANNEXES: farmhouse to be restored, agricultural outbuilding

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, home-automation system, video-surveillance system, buildings to be restored, garden, irrigation system

EXTERIOR: 32.1 hectares (79.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 437.35 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (1km; 5'), Todi (14 km; 20'), Pantalla (18 km; 20'), Marsciano (25 km; 30'), Monte Castello di Vibio (25 km; 30'), Orvieto (50 km; 50'), Perugia (55 km; 50'), Deruta (45 km; 45'), Massa Martana (40 km; 40'), Montefalco (55 km; 55'), Spoleto (58 km; 1h), Torgiano (55 km; 50'), Bevagna (60 km; 1h), Assisi (65 km; 1h), Narni (70 km; 1h), Amelia (65 km; 1h), Spello (70 km; 1h 10'), Foligno (75 km; 1h 10'), Gubbio (95 km; 1h 30'), Viterbo (105 km; 1h 30'), Terni (75 km; 1h 10'), Cortona (115 km; 1h 40'), Arezzo (120 km; 1h 45'), Rome (145 km; 1h 50'), Siena (150 km; 2h), Florence (195 km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (65 km; 1h), Roma Ciampino (160 km; 2h), Roma Fiumicino (185 km; 2h 10'), Florence A. Vespucci (195 km; 2h 25'), Ancona R. Sanzio (180 km; 2h 25'), Pisa G. Galilei (240 km; 2h 50'), Bologna G. Marconi (250 km; 2h 50')

TENUTA ROCCACCIA

Located in the peaceful **Umbrian countryside** just a few kilometers from **Todi**, this charming **estate** combines the character of a traditional **stone farmhouse** with elegant contemporary interiors and excellent **development potential**. The property currently comprises a renovated farmhouse with several outbuildings to be restored, surrounded by approximately **32.0 hectares of land** with olive trees, woodland and arable fields, together with a manicured garden and Jacuzzi.

The peaceful setting is not isolated, with a village offering basic services, including a grocery shop and bar, just approximately 1 km away. The nearby **E45 motorway**, around 6 km from the estate, provides convenient connections towards Perugia, Orvieto and Rome.

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (400 m² – 4,306 ft², 6 bedrooms and 4 bathrooms) is arranged over three floors and is characterized by exceptionally bright interiors, thanks to the numerous large windows overlooking the garden. The ground floor opens into a spacious living area featuring a fireplace, dining room and sitting area, creating a welcoming central space for everyday living and entertaining. An open-plan kitchen provides generous worktop space and is complemented by a large pantry. Also on this level are a hobby room, currently used as a gym, and a cloakroom, both of which could potentially be converted into additional bedrooms, together with a bathroom and hallway. The first floor comprises two bedrooms, two bathrooms, a study and a spacious storage room. The second floor continues the sleeping accommodation with two further bedrooms and an additional bathroom.

The main farmhouse was carefully **renovated in 2020** in compliance with current anti-seismic standards, successfully combining modern design and high-quality finishes with the restoration of original materials typical of the Umbrian countryside. Exposed stone walls, terracotta tiles, porcelain stoneware floors and original wooden beams create an elegant yet authentic atmosphere, while large windows throughout the house ensure exceptional natural light and pleasant views over the surrounding gardens.

The property is equipped with a modern heating system divided into two independently controlled zones, with remote electronic management. Further features include satellite TV, Wi-Fi and a video surveillance system. The farmhouse is connected to the municipal water supply and is also served by a private well.

A **guesthouse** (570 m² – 6,135 ft²), currently requiring renovation, is divided into four residential units, each featuring its own fireplace. The generous surface and flexible internal configuration provide considerable potential for the creation of additional accommodation, guest apartments or other hospitality facilities.

Completing the built area are **agricultural outbuildings** (180 m² – 1,938 ft²), also requiring renovation. Together with the additional agricultural land, these buildings offer further possibilities for the future development and management of the estate.

EXTERIOR

The main farmhouse is surrounded a lush and well-maintained **9,200-m² garden** with generous lawns and landscaped areas surrounding the building and a **Jacuzzi** providing a private outdoor space for relaxation. Irrigation is supplied by a **private well and cistern**, with an automatic irrigation system divided into separate zones, making the garden relatively easy to maintain.

The property also includes approximately **31.2 hectares (77.1 acres)** of additional arable land and woodland, served by two further wells. This land significantly expands the estate and, together with the existing buildings, offers interesting potential for agricultural, residential or hospitality use.





























































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