# Umbria

## Todi

Ref. 4830: Farmhouse with 5 bedrooms en pool
Price on Request



# Description

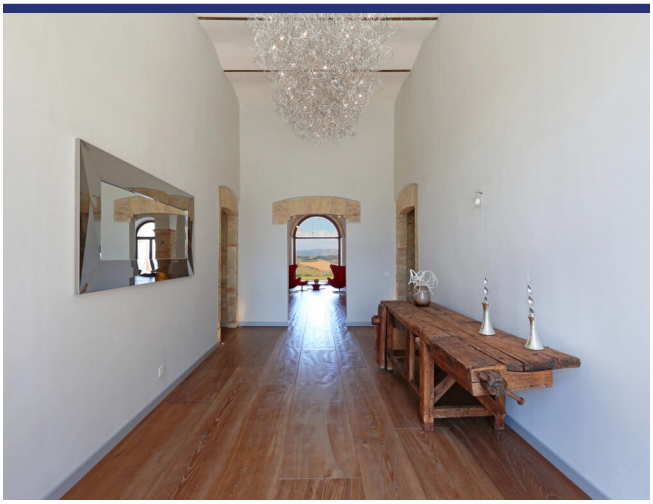
This splendid property is composed of the main house of about 530 sqm on two levels. On the ground floor, there is a large entrance hall from which we can access a large and bright living room with views of Todi, a dining room, also with great light, and a beautiful fully equipped kitchen. A bathroom and a utility room complete the ground floor. On the first floor, which is accessed via a beautiful internal staircase, we find the large master bedroom with en-suite bathroom and wardrobe, a guest bedroom, also with en-suite bathroom, two further double bedrooms with a shared bathroom, a sitting room/bedroom, another gym/study room and finally a lovely service/laundry room. Outside the property, there are two outbuildings, one of which has been completely restored and is about 100 sqm on two levels. On the ground floor, there is a large living area with a living room, kitchen, and bathroom and, on the first floor, a bedroom. Externally, there is a beautiful pergola with stunning views over the pool and Todi with a nice barbecue for large pool parties. The other dependence has been completely restored in the structural part, but with the systems and finishes to be completed and has a surface of about 175 sqm, half of which are habitable and half to be used as storage. Also outside, we can see two old silos completely underground with access from the outside, perfect to create a well-stocked and pleasant cellar. On another detached building, on a single level, we find the technical rooms of about 40 sqm of great quality and high technology. The property is surrounded by 21,000 sqm of land, of which a park/garden of about 6,000 sqm completely fenced and with an infinity pool of 12.5 * 5m and agricultural land (arable land, olive grove, and a small vineyard) of about 15,000 sqm.The entire renovation was carried out in 2018-2019 using all the most innovative techniques. Externally, the property has stone facades, while inside the main house we find a beautiful parquet floor with underfloor heating throughout the main house and with a cooling system on the first floor. The annexe, completely restored, has excellent finishes while the other annexe is restored in its raw state and can be used and improved as the new lucky owner wishes, both in terms of finishes and destination. It is certainly important to remember the great structural work that has been done in all the structures in line with the anti-seismic regulations both at the level of floors and roofs.

# Pictures









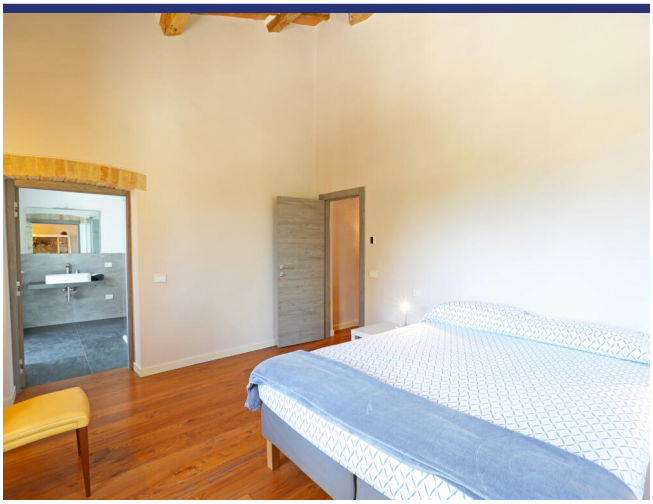


















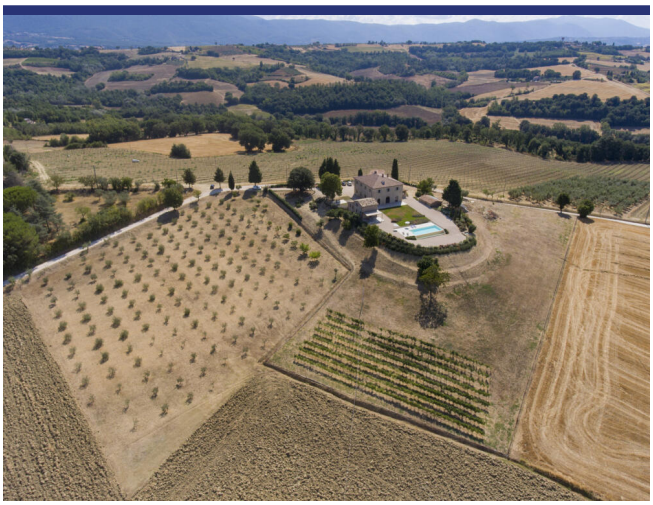






















# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 4830
- Villa/Farmhouse
- Panoramic View
- 60 km to Lake
- 120 km to Sea
- 10 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Price on Request

- Floorspace: 550 $m^2$
- SQM Plot: 20000 $m^2$
- Bedrooms: 5
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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