



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA EDERA - TODI



Ref: NV767

Umbria - Perugia - Todi

PRICE: 650.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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GENERAL INFORMATION

Surface: 250.00 Mq

Bedrooms: 3

Bathrooms: 3

Swimming pool: Si

Terrain: 1 ha

Set in the splendid countryside not far from the gorgeous Todi, this property is situated in a dominating position with a splendid view.

It is located in the unspoilt Tiber River Park, where there is prohibition of hunting, restocking and trapping and at the same time it's a short distance from the lovely village of Montecastello di Vibio with its charming smallest theatre in the world (Teatro della Concordia) and its beautiful piazzetta.

Villa Edera was an old farmhouse renovated and it has been enlarged in 2 periods (in 1987 and in 2007) with great care to the details and elements of comfort.

The **property** has the latest generation **systems**, underfloor heating, air conditioning in the bedrooms, solar panels and photovoltaics.

The living area opens onto a portico with bbq, ideal for al fresco meals. Next to the living area is a fully equipped kitchen.

The property has about 1 hectares of land with ample lawn, cypress, many varieties of trees and about 100 olive trees. It also includes a technical room and a pool house (small room).

A few meters next to the house, in a raised position, there is the swimming pool with solarium and a solar shower from which it's possible to admire an enchanting view over the umbrian countryside.

Ground Floor: Entrance, a toilet, living room, bathroom with shower, study, dining room, living room with fireplace, kitchen, one bedroom (queen size bed) and small closet.

Technical room. Pool house (small room)

First floor Hallway, 2 double bedrooms with air conditioning, 1 bathroom with tub and shower.

Utilities: underfloor heating on the ground floor only, LPG with radiators on the first floor. Air conditioning in the bedrooms, 2 rainwater cisterns, outdoor well, municipal water. Salt pool (4x8) depth 2 meters and 1.20, solar shower. Solar panels for hot water and photovoltaics.