UMBRIA REAL ESTATE
SINCE 2002

DIMORA DEL 1700 - TODI



Ref: NV908

Umbria - Perugia - Todi

PRICE: 1.490.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
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GENERAL INFORMATION

Surface: 970.00 Mq
Bedrooms: 12
Bathrooms: 12
Swimming pool: Si
Terrain: 1.8 ha

This property is an ancient stone house dating back to 1700 with a beautiful view of Todi and the beautiful Umbrian hills located in the Todi area.
The total surface area is 970 sqm commercial, of which approximately 810 sqm walkable.
The entire structure is composed of an ancient farmhouse and 2 buildings, one of which is attached to the farmhouse, the other independent and a few meters away, and is divided into part into a residence and part tourist-accommodation.
The whole is surrounded by approximately 18,000 sqm of land in which there is a large panoramic swimming pool (19 x 9 m) with diving board and Roman steps, with depths of 1.50 m and 3.00 m.
This property could be used as both touristic accommodation facility and private residence.
The main farmhouse, dating back to the 1700s, was completely renovated between 1999 and 2001 using typical Umbrian materials such as antique terracotta, wooden beams, and terracotta tiles. It is divided into two levels:
The ground floor consists of a kitchen, dining room, study, living room, bathroom. The first floor consists of three bedrooms, three bathrooms, a living room with mezzanine and a panoramic balcony.
ANNEX 1.
It is spread over two floors. On the ground floor there are two double bedrooms with en suite bathroom with shower, a hallway with a bathroom with shower and to complete the floor; a professional kitchen (the rooms all have entrances directly from the outside and are equipped with porches). On the first floor, with entrance only from the outside, there are four double bedrooms with en suite bathroom with shower (two of which have porches); to complete the floor a large dining room with entrance only from the outside.
ANNEX 2:
It is spread over two floors. On the ground floor there are three double bedrooms with en suite bathroom with shower, each with its own entrance from the outside and are also equipped with porches. The first floor is reached via an external staircase and consists of an apartment with an open living room with dining area and kitchenette, a double bedroom and a bathroom with shower. The laundry room is located on the ground floor of annex no. 1 with entrance only from the outside.
Utilities: 20 kW photovoltaic system, solar panels for hot water production, pellet heating, air conditioning in all bedrooms, 2 wells, connection to the municipal water supply, hot water storage tank with a capacity of up to 3,000 liters
The property is located 10 minutes from Todi, about 150 km from Rome and 50 km from Perugia.
Part of the furniture is included in the price.