



UMBRIA REAL ESTATE
S I N C E 2 0 0 2

CASALE L'ABETE



Ref: NV929

Umbria - Terni - Montecastrilli

PRICE: 850.000,00

GENERAL INFORMATION

Surface: 250.00 Mq
Bedrooms: 3
Bathrooms: 2
Swimming pool: Si
Terrain: 1.4 ha

In a hilly and sunny position, halfway between the two towns of Todi and Amelia, beautiful property with breathtaking views of the surrounding countryside, consisting of stone farmhouse of approx. 250 sqm with swimming pool and surrounding land of approx. 14,000 sqm.

The farmhouse was born from a ruin expanded with original materials by adding luxury finishes that have allowed to faithfully reproduce the rustic charm typical of Umbrian farmhouses.

The main house is on one level and consists of a spacious living room, finely furnished and equipped with a large fireplace, connected directly to the charming masonry kitchen, equipped with all comforts with direct access to the garden. From this beautiful double-height room, characterized by a magnificent exposed pitched roof in chestnut wood and terracotta tiles that frames the living area, a beautiful stone staircase leads to a very bright loft overlooking the pool. The living area has as many as three entrances to the outside, beyond the front door, two of them on the porch that runs along the entire most panoramic facade of the house and one on the garden equipped with a magnificent outdoor masonry kitchen with all the comforts, equipped with a fireplace and wood-burning oven. From the heart of the dwelling, namely the living room, there is access to the sleeping area consisting of three spacious double bedrooms and two bathrooms.

Completing the house is an open space connected directly to the main house from the sleeping area and with a separate entrance from the outside, suitable as a guest area or large hobby room.

The doors made by local craftsmen in solid wood, the handmade terracotta floors of Castel Viscardo, the roof with chestnut beams and terracotta tiles, all double glazed wooden window frames and all windows and French doors equipped with iron grilles make the house comfortable without sacrificing the authentic flavor of the Umbrian farmhouse.

The land is very well maintained with fifty olive trees, fruit trees and charming chestnut trees. Adjacent to the property there is a wonderful 12x6 swimming pool equipped with comfortable sun beds and garden furniture, a convenient technical room, a spacious garage/garage of about 54 square meters, a pantry/cellar and a fabulous outdoor kitchen that overlooks a "little square" between the house and the pool where you can enjoy fantastic outdoor dinners throughout the summer.

The fully fenced property is accessed through an automatic gate that opens onto a driveway leading to the house. The garden is equipped with outdoor lighting.

The extraordinary panoramic location offers tranquility and the opportunity to immerse yourself in the beauty of Umbria: among chestnut forests and ancient villages.