UMBRIA REAL ESTATE
SINCE 2002

CASALE DEL CONTE



Ref: NV950

Umbria - Perugia - Todi

PRICE: 1.650.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 0.00 Mq
Bedrooms: 0
Bathrooms: 0
Swimming pool: No
Terrain: 0 ha

Just 7 km from the historic town of Todi, in the heart of the Umbrian countryside, this enchanting estate with a main villa, guest annex, pool, and private park is for sale, offering a perfect blend of tranquility, comfort, and timeless elegance.

The property sits on a fully fenced plot of approximately 1.8 hectares, featuring a landscaped garden, a lovely 6x12 m swimming pool with solarium and pergolas, a BBQ area, an olive grove with about 200 trees, and a tree-lined driveway. Additional amenities include a 15kW photovoltaic system, a well, a rainwater collection tank, an agricultural shed, and shaded parking spaces.

The main villa, originally built centuries ago and tastefully restored in 2000, covers approx. 490 sqm over three floors, preserving original features such as terracotta floors, vaulted ceilings, wooden beams, and stone fireplaces:

- Ground floor: welcoming entrance with fireplace, bright living room, dining area, guest bathroom, large eat-in kitchen with wood-fired oven, pantry, storage room, and outdoor portico;
- First floor: spacious lounge with fireplace, two double bedrooms, two bathrooms, study, storage, and two balconies—one with direct exterior access;
- Second floor: two master bedrooms with panoramic views (one with fireplace, one with walk-in closet), two bathrooms, a large dressing room, and an elegant main bathroom.

The independent guesthouse, built in 2006 using matching materials and style, spreads across two levels (164 sqm in total). The upper level offers a 78 sqm living space with open-plan kitchen-living room with fireplace, two double bedrooms, a bathroom with bathtub, and a portico; the lower level houses a garage, laundry room, wine cellar, toilet, and storage.

A perfect residence for those seeking a peaceful lifestyle in the heart of Umbria or looking to invest in a charming hospitality venture, with easy access to Todi, Assisi, Perugia, Orvieto, and Rome.