



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

CASALE DELLE BETULLE



Ref: NV958

Umbria - Perugia - Todi

PRICE: 465.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 190.00 Mq

Bedrooms: 3

Bathrooms: 3

Swimming pool: Si

Terrain: 0.25 ha

In the Umbrian countryside, in a private and panoramic location near Todi, an elegant stone farmhouse with a splendid view of Todi, currently in its unfinished state.

The property, spread over two levels with a total surface area of approximately 190 square meters, is built in traditional Umbrian style, with exposed stone, wooden beams, and terracotta tiles, elements that lend the property authenticity and charm.

The project includes:

On the ground floor:

- Large open-plan living area
- Eat-in kitchen
- Study room
- Bathroom and dressing room
- Porch

On the first floor:

- 3 bedrooms (one with a walk-in closet)
- 2 bathrooms
- Storage room
- Balcony

The work will be completed in approximately 6 months, with high-quality finishes and respect for the traditional style. Underfloor heating, terracotta flooring, and high-quality materials are planned.

At this stage, it is possible to customize the interior spaces and finishes, making the farmhouse perfectly suited to your needs.

The property includes:

- Approximately 2,500 square meters of land including a garden and green area (with the option to purchase an additional 1,000 square meters)
- Approximately 30 square meters of garage space (volume only, cost separately for any construction)
- Possibility of building a swimming pool (cost separately upon request)

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It is ideal both for living and as an investment for tourist accommodation rentals.