



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

PRESTIGIOSA TENUTA CON ANTICO MULINO, PISCINA E 4,5
ETTARI D



Ref: NV961

Umbria - Perugia - Todi

PRICE: 998.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 500.00 Mq

Bedrooms: 7

Bathrooms: 4

Swimming pool: Si

Terrain: 0.0004 ha

Located in the heart of the Umbrian countryside, just a few kilometres from Todi, this charming property is surrounded by nature and is ideal for those looking for privacy and tranquillity while remaining close to local services and some of Central Italy's most famous destinations.

The estate is reached via a picturesque 1.3 km unpaved road that follows the route of an ancient Roman road, now part of the Camino della Luce walking trail. Lined with elegant cypress trees, the driveway leads to a property full of character and natural beauty.

The estate covers approximately 4.5 hectares of flat land crossed by a small stream, making it particularly suitable for horse lovers and those who enjoy outdoor living. The large open spaces, shaded areas, and the possibility of building stables, paddocks, or other facilities for animals make this property ideal for equestrian activities or for running a small rural business.

The residential complex includes two independent houses with a total living area of approximately 500 square metres.

The first house is a former stone mill of about 250 square metres, carefully restored while preserving its original features. Historic details, exposed stone walls, and an old Romanesque-style arched bridge crossing the stream create a unique and charming atmosphere. The house includes a large living room with a fireplace, a kitchen with dining area, four double bedrooms, one single bedroom, two bathrooms, and an additional room in the tower that can be adapted to suit different needs.

The second house, also around 250 square metres, was built more recently in the traditional local style. The interiors are bright and welcoming, with a pleasant connection between indoor and outdoor spaces. The open-plan living area with fireplace includes a lounge and dining room, alongside a modern and functional kitchen. The house also offers two bedrooms, two bathrooms, a cellar, a utility room, and a space for hobbies or leisure activities. A large covered porch overlooks the garden and provides the perfect place for relaxing or entertaining guests.

A beautiful 16 x 7 metre swimming pool, surrounded by greenery and perfectly integrated into the landscape, serves both houses.

The property is equipped with modern systems that provide energy efficiency and comfort, including solar and photovoltaic panels for hot water and heating support, a geothermal system, two private wells, and a modern security system that can be controlled remotely.

Although surrounded by the peace and quiet of the countryside, the estate enjoys a convenient location. The historic centre of Todi is approximately 9 km away, while Perugia and its airport can be reached in about 40 km. Rome is around 130 km away, and its international airport is approximately 160 km from the property.

This exclusive estate is ideal both as a prestigious private home and as an investment for a hospitality business, combining historical charm, modern comfort, and the unique opportunity to live in close contact with nature.