UMBRIA REAL ESTATE
SINCE 2002

LA DIMORA UMBRA



Ref: NV963

Umbria - Perugia - Todi

PRICE: 1.050.000,00

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

GENERAL INFORMATION

Surface: 650.00 Mq
Bedrooms: 6
Bathrooms: 6
Swimming pool: Si
Terrain: 4.5 ha

The property enjoys a flat, secluded position, pleasantly open to the surrounding landscape. An authentic and tranquil setting where the proximity to the village and the easy access allow residents to fully experience the countryside without giving up the convenience of nearby amenities.

The ground floor is primarily dedicated to convivial living. A spacious entrance hall leads to the large eat-in kitchen, connected to the dining room by a charming exposed-brick archway. The generous and well-proportioned spaces are ideal both for everyday living and for entertaining guests. A bathroom with shower completes this floor.

The second floor houses the main sleeping area, with three double bedrooms, each with a private bathroom, as well as a master suite featuring a small internal sitting room, conceived as a private and independent retreat.

Within the property are a swimming pool in a pleasant and panoramic position, a barbecue area with a wood-fired oven, and a private sports area with a five-a-side football pitch and volleyball net. A collection of outdoor spaces designed to enjoy much of the season outside, in an atmosphere of complete privacy.

A substantial, beautifully finished villa immersed in greenery, where the character of traditional Umbrian architecture meets generous spaces and a convenient, easily accessible location. A residence designed for those seeking privacy, authenticity and quality of life in the heart of one of the most captivating landscapes of central Italy.

The property is perfectly suited for use both as a private residence and as a hospitality business**.**

Swimming pool 21 × 8 m, with a depth ranging from 1.00 to 2.20 m