

# Property with astounding view

## Characteristics

At the foot of a medieval village between Todi and Perugia, situated in a hilly area of considerable charm, between the woods and in absolute silence and with panoramic views is this property consisting of a rural farmhouse and a main building of more recent times. The floor area covers over 1000 square meters and the structure is situated inside a farm estate of approximately 9 hectares. The great pool area offers a stunning view of the surrounding hills, the setup is spacious with plenty of possibilities to lounge, sunbathe and enjoy time outside.

## Description

The ground floor of the main house features a large living room with fireplace, a dining room, an office space, a kitchen, a additional fully equipped professional kitchen, a double bathroom and storage room. The first floor features five bedrooms, of which one has a large bathroom en-suite with Jacuzzi and shower and 2 other bathrooms with shower.

Situated next to the house and alongside the pool area are 3 more bedrooms with en-suite bathrooms.

The charming smaller farmhouse was built in stone and enjoys a lovely view. The ground floor features a garage and storage space, the first floor offers a living room with kitchenette and fireplace, a bedroom and bathroom. It is located at a slightly higher level behind the main house and can function independently.

## Outdoors

From the main road and after the access gate a winding and scenic gravel road leads down to the property and ends at a parking with a carport with enough space for three cars. The house lies at a convenient distance with on one side a large terrace, then the wide open valley and on the other side the impressive pool (heated) area. With the hill dropping steep down and giving way to the immense olive grove below it is a quite spectacular location for the good size pool. The rooftop terrace offers a lovely view of the pool area and the adjoining lawn. Below the terrace are guestrooms as well as a boiler room, the pool pump installation and the irrigation system.

A second covered terrace is just the right place for reunions, parties and other events, it features a BBQ and of course boasts the same great view.

At a good distance from both houses there are a woodshed and two small structures with fenced off land, intended to keep animals and tools.

The farm estate spreads out over 9 hectares with about 1,500 olive trees, 200 fruit trees, vegetable gardens and woods.

The property has water mains but also a private well (and reserve of 35 cm) which provides drinking water as well as irrigation and pool water.

## **Surroundings**

Situated in the Middle Tiber Valley and set in a context of rare natural beauty, the property is located within close proximity to historical monuments artistic as The Convent of San Lorenzo where Jacopone of Todi died at Christmas of 1306, and which has been classified as a national monument. Many fascinating ancient cities such as Todi, Perugia, Assisi, Bevagna, Spoleto and the vineyards of Monte Falco and Bevanga are only a short distance away. To explore Lazio (Rome) and Tuscany is very easy as well.

Energy Class: G, kWh/sqm/annual 375,6

Energy Class: G, kWh/sqm/annual 175