



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA OLMO TODI



Ref: NV880

Umbria - Perugia - Todi

PRICE: 650.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 235.00 Mq

Bedrooms: 5

Bathrooms: 3

Swimming pool: Si

Terrain: 0.7 ha

This ancient stone farmhouse dates back to 1732 and it has been tastefully renovated and converted into a splendid country residence.

The property is located just 5 km from the historic center of Todi in a hilly position with complete privacy and a splendid view.

From a distance, the property gives the impression of a small island amidst lush vegetation.

It is surrounded by 7.000 sqm of well-kept park with centuries-old oaks, cypresses, holms, olive trees and fruit trees where the splendid swimming pool is located.

The farmhouse has been finely renovated in several phases maintaining its true identity and with the use of excellent materials: wooden ceilings, beams and tiles, terracotta floors and ceramic bathrooms.

A few meters away there is an annex with kitchen, a bedroom, a bathroom and a porch.

Possibility to extend the property for additional 100 sqm.

A cellar and a technical room complete the property.

Ground floor: living room with fireplace, dining area and kitchen, a bedroom and a bathroom.

First Floor: three double bedrooms and a bathroom.

Dependance: kitchen, a bedroom, a bathroom and porch.

Distances: Todi 5 km, Orvieto 38 km, Perugia 43 km, Roma 34 km.