



Ref.: 11070 - Villa Cipresso, Baschi , Umbria  
*3 Bedroom villa with large annex, pool and breathtaking views*

€ 495,000

For those who are searching for silence and tranquility, where the only sounds you can hear are the birds, cicadas and the water flowing in the stream at the bottom of the valley, this is the perfect get away property for a large family or group of friends in the breathtaking Umbrian hills. The main villa has 3 bedrooms and 4 bathrooms and a fabulous stone walled swimming pool and covered outdoor living area whilst the large annex would make an ideal artists studio or can be used to provide further guest accommodation if required.

Property type: Farmhouse

Floors: 2

Kitchen: 2

Property size: 140 sqm

Shared environments: Reception room, dining room

Structural condition: Restored

Bedrooms: 3+2

Bathrooms: 4

Land: 0.8 ha (acres 1.98)

Outbuildings: 60 sqm

**Area:**

Certainly not walking distance to a village or town but the current owner has made vast improvements to the previously 'white' road making the property accessible even during the winter months. The spectacular 2,1km driveway leads up the mountain to a prominent position looking down the valley over the ever changing colours of woodland and fields and across to Collelungo. Just 15kms to both Todi and Baschi and 30kms to Orvieto every day services are not too far away and with international flights from Rome just 100kms distant your paradise retreat is actually not a million miles away.

**Land:**

There is just under a hectare of land included in the sale, more land can be purchased if required but the surrounding woodland and agricultural land mean that privacy is guaranteed. The property is approached through a gated entrance with a second, independent gate leading to the annex. The stone walled swimming pool (10x5m) is situated above the main villa to gain the best of the views and is flanked by a large covered pergola for outside living and dining.

**Outbuildings:**

**Annex:** Large (60sq.m.) annex with independent gated entrance from main villa, divided into 3 separate rooms and 2 bathrooms plus an external pergola - ideal for a studio or further guest accommodation.

**Cantina and storage:** under the swimming pool; large storage space, technical room and plumbed for a bathroom for pool use.

**BBQ****Accommodation:****Ground floor:**

Entrance to dining room  
Kitchen with central island and exit to garden and pool  
Large larder and laundry room

Reception room with fireplace

Bathroom 1 with shower

Bedroom 1 with doors to garden and ensuite bathroom (2)

Stairs to;

**First floor:**

Bedroom 2 with French window framing views

Ensuite bathroom (3) with shower

Honey coloured beams and pale 'cotto' floors throughout

Kitchenette for pool use and exit to pool

Bedroom 3 with French window as before

Ensuite bathroom 4 with bath









**Electricity:** Mains

**Heating:** Gas

**Other Features:** Window grates; Internet; Swimming Pool; Well;

**Energy class:** F (epgl 165,15 kWh/m\*anno)

**Water:** Mains

**Distances:** Baschi km 1,5, Collelungo km 4, Orvieto km 31, Rome km 106, Todi km 16

**Important Notice:**

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town