



## Ref.: 11088 - Villa Tevere, Todi, Umbria

*3 Bedroom farmhouse with 2 guest annexes, panoramic pool and spectacular views.*

€ 1,150,000

Villa Tevere is situated between Orvieto and Todi in the picturesque valley of the River Tevere, surrounded by woodland, open fields and a back drop of rolling green hills in the distance. The property is peaceful and secluded, ideal for both quiet relaxing summers or long weekends entertaining numerous guests. Thanks to the comfortable main house with its 3 bedrooms and 2 guest annexes the property works equally well for a small or large party. The property has numerous entertaining areas; a fabulous BBQ area with patio and covered pergola next to the kitchen, wisteria covered pergola at the front of the house and wonderful swimming pool area high above the house chosen for the best of the views. A must see.

Property type: Villa

Floors: 2

Kitchen: 1

Property size: 350 sqm

Shared environments: Reception room, dining room, study, utility rooms, cloakrooms

Outbuildings: 120 sqm

Structural condition: Restored

Bedrooms: 3+2

Bathrooms: 3

Land: 1.5 ha (acres 3.71)

Rooms: 13

**Area:**

Todi has been one of the most popular areas for second homes for both Italians and foreigners for many years due to its easy distance from Rome. Popular with artists, photographers and film makers for its spectacular landscape of rolling hills and lush green woodland, deep valleys and wide rivers. Todi itself is a majestic hilltop town with a maze of cobbled streets and beautiful white cathedral. Orvieto is also just 28kms away, with excellent restaurants and interesting shops as well as access to the A1 autostrada and mainline railway station.

**Land:**

The property includes approximately 2 hectares of land and around 60 olive trees, ample for producing enough oil for the year. South facing and sheltered from the North winds the land is fully fenced and surrounds the main house, providing privacy and a wonderful setting nestled in its own mature garden.

**Outbuildings:**

**Annexes** - There are 2 dependance on the property. The smaller is one bedroom and bathroom with a sitting area and cooking niche whilst the other is larger and has two bedrooms separated with a large bathroom with bath.

**Limonaia** - Currently used as a professional gym with bathroom and massage room

**Cantina** - Ideal for wine and oil storage

**Accommodation:****Ground Floor:**

Entrance to reception room with large fireplace in stone and beautiful pale cotto floors

Beams throughout

TV room or bedroom 1 with ensuite bathroom with bath

Large dining room with 2 sets of doors to patio and barbecue area and to wisteria covered terrace

Spacious kitchen with central table and large

hob, arched doors to patio and bbq area

Hallway

Laundry room with storage room, ironing room and cloakroom, exit to garden

Stairs to;

Main entrance from rear of property, cloakroom 2

Stairs to;

**First Floor:**

Landing, pale wooden floor throughout

Bedroom 2, corner room with fabulous views to dependance and down valley

Ensuite bathroom 2 with corner bath and built in storage under eaves

Study or children's bedroom

Cloakroom 3

Bedroom 3 with views to valley as before

Walk in wardrobe through to bathroom 3, large shower and bath









**Cantina**

**Energy class:** G (epgl 280,060 & 324,380 kWh/anno\*)

**Water:** Mains

**Woodland**

**Olives** 60

**Distances:** Orvieto km 28, Perugia km 45, Rome km 135, Todi km 11

**Electricity:** Mains

**Heating:** Gas

**Arable**

**Olive grove**

**Other Features:** Window grates; Automatic Irrigation; Swimming Pool; Flyscreens;

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