



## Ref.: 11138 - Casa Emilia, Baschi, Umbria

*Charming villa with stupendous views to Corbara*

€ 630,000

The house is nestled into the side of the hillside and surrounded by a mature, terraced garden including a stunning infinity pool that gets the most of the extraordinary views. It would make a perfect holiday home because of its position and easy management. The house was built in the 1970's and the current owners carried out further works in 2006. Internally almost all the ground floor is taken up with an open plan living, kitchen and dining area divided by the unusual central fireplace. A traditional feel is given by the old cotto flooring, beamed ceilings and whitewashed exposed stone walls at the same time giving a sense of space and light. There is one bedroom and bathroom on the ground floor along with a large utility room. A wide gallery overlooking the living area provides another living space with three further bedrooms and two bathrooms on the first floor.

Property type: House

Floors: 2

Kitchen: 1

Property size: 218 sqm

Rooms: 10.5

Structural condition: Restored

Bedrooms: 4

Bathrooms: 3

Shared environments: 2

**Area:**

The property is situated in a dominant position between Civitella del lago and Todi just 250 m. From the little village of Scoppieto and 3 kms from both Civitella del lago which has excellent restaurants and services and Salviano where there is an excellent restaurant in an historic Vineyard. The world famous Vissani restaurant is also easily reached on the road to Todi. The house is approached by a short access lane from the road and is surrounded by a very pretty terraced garden with a lovely flat area by the pool overlooking the valley to the hills beyond with absolutely nothing to spoil the view, there is one other house situated above the property.

**Land:**

A total of 1.33 ha. That surround the house providing a magnificent lookout position above the pool as well as charming walkways along the terraced garden lined with mature shrubs below the pool. On the patio at the front of the house there is plenty of space for dining al fresco with a traditional bread oven at one end, ideal for those pizza or barbecue evenings.

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

Bedroom 4 with ensuite bathroom 3 with shower and double handbasin

Old cotto flooring, beamed ceilings and whitewashed exposed stone walls throughout living area.

Glass front door leading to open plan living area. The focus of the space is the central fireplace which neatly divides;

Kitchen, with counter top and two windows

Living room with three windows along one wall

Dining area

Bedroom 1 with 2 windows and ensuite bathroom 1 with bath

Dressing room/walk in wardrobe

Utility/playroom with French doors to garden

Cantina

Boiler room/storage

**First floor:**

Internal stairs to wide gallery living/Tv room overlooking the ground floor with traditional wooden flooring

Bedroom 2 with large glass door leading to the garden at the rear of the house

Bathroom 2 with shower and table top oval sink

Bedroom 3 with a picture frame window to the spectacular views







Garage

Energy class: Request in progress

Water: Mains

Patio 42 sqm

Distances: Perugia airport km 68, A1 Autostrada km 22, Civitella del Lago km 3.1, E45 km 28.5, Florence km 169, Orvieto km 24, Rome km 130, Todi km 27

Electricity: Mains

Heating: Gas

Garden

Other Features: 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

