



Ref.: 10869 - Le Bandite, Avigliano Umbro, Umbria

Elegant country estate in a magnificent landscape south of Todi

€ 2,400,000

A perfect country retreat in enchanting countryside far from the madding crowds yet within easy access of Rome and ready to welcome friends and family in the beautifully finished 6 bedroom house with exceptional entertaining facilities. The house is surrounded by a sweeping garden that cascades down to the pool area and perfectly balances the two wings of the main house in the form of two cloister gardens. A large two storey cottage leaves ample space for extra guests. The magnificent, double height entrance hall sets the tone of the whole house where every detail has been carefully thought out to create maximum comfort and luxurious living. Though the furniture is not included in the sale the owner may be prepared to negotiate some of it as it was all chosen specifically for the house.

Property type: Villa

Floors: 2

Kitchen: 1

Property size: 750 sqm

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

Outbuildings: 130 sqm

Structural condition: Restored

Bedrooms: 6+2

Bathrooms: 5

Land: 13 ha (acres 32.12)

Rooms: 21,5

Area:

Situated about twenty minutes south of Todi, close to the medieval town Avigliano Umbro and the Borgo of Sismano crowned by a medieval castle that also has an excellent restaurant. The surrounding countryside is similar to Todi, wide rolling hills, big vistas and completely unspoilt nature. It is within an hour to the ring road in Rome which makes it a perfect choice for those who want to be close to a major city and airport.

Land and Garden:

The landscaped garden includes the two 'cloister' gardens as well as a profusion of roses and shrubs in front of the house and leading down the double steps to a further terrace then on down to the pool area. There is also a traditionally laid out vegetable and fruit garden complete with Gazebo and a herb garden. The rest of the land includes about 250 olives producing top quality olive oil as well as good farming land.

Outbuildings:

The **cottage** has been finished with the same care and detail as the rest of the property. Accommodation includes; Large salone with boxed, painted ceiling and fireplace, French doors, leading out to the veranda, kitchen, two bedrooms - one with a balcony, and two bathrooms - one with a shower and the other a jacuzzi bath.

Cantina built in under the terrace

Laundry room built in under the terrace

Pool House within courtyard providing a kitchen, bathroom and changing room

Main house:**Ground Floor:**

Double height **entrance hall**

Study with open fireplace

Long **Salone** with terracotta flooring

Cloakroom finished in marble

Formal dining room

Summer dining room with 3 large glass doors situated in a wing across the rear courtyard from the kitchen

Large **country kitchen**; two double sinks, island space for informal dining

Pantry, larder

Bedroom 1 with attached **bathroom** finished in marble

Bedrooms 2 and 3 sharing a **bathroom**

First floor:

Bedroom 4 with a blue and white tiled **bathroom**

Bedroom 5 with **bathroom** finished in antique tiles

Master bedroom 6, 3 large windows, ceiling fans, **walk in closet**, marble **bathroom** with bath and shower.









Cantina

Energy class: F (epgl 160,25 kWh/m*anno)

Water: Mains

Other Features: Internet; Automatic Irrigation;
Swimming Pool; Telephone; Satellite TV;
Flyscreens;

Electricity: Mains

Heating: Gas

Olives 250

Distances: Avigliano Umbro km 3.5, Rome km
100, Todi km 17

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

