



PALAZZO ESTATE

TODI
IUM1500

VILLA

AREA:	1159 m ²
BEDROOM:	10
BATHROOM:	16
LAND:	0 m ²
BOX:	DOPPIO
SWIMMING POOL:	YES
ENERGY CLASS:	NC -
PRICE:	€ 2.900.000



TODI - PERUGIA



DESCRIPTION

Luxury villa for sale between Todi and Montecastello di Vibio, with outbuilding and 1.7 ha of grounds with pool. Panoramic, secluded location, with large living spaces, 10 bedrooms and 16 bathrooms in total. Description of buildings
The property comprises the main villa, measuring around 900 sq.m in total over four floors, an outbuilding measuring 174 sq.m with two floors and one other building in the swimming pool area, which is used for storage and has a technical area.

The Villa

The villa has three floors above ground and a basement, for a total surface area of 903 sq.m. On the ground floor, which has more than one entrance, there is the living area with a large, double living room, two dining rooms, three bathrooms and the large, retro-style kitchen and a bathroom. Outside, there are three large porches and a panoramic terrace with pergola.

An internal staircase leads to the two floors above, each with sitting room/hallway and four bedrooms with private bathroom, for a total of 8 bedrooms and 8 bathrooms.

The basement floor is used for utilities, with a garage/ loading area, a large pantry, the cellar, four storage areas, two store cupboards, two bathrooms and the central heating.

The outbuilding

Next to the villa there is the outbuilding, with two floors, for a total surface area of approximately 174 sq.m.

On the ground floor there is a large living room, the dining area with kitchenette, a bedroom and a bathroom.

On the basement floor there is a bedroom with bathroom, two large storage areas, a store cupboard and another bathroom.

Pool building

Beside the swimming pool there is a building with partial basement, with three large French doors, used as a storeroom, with the compensation tank and the disinfection and filtration equipment for the swimming pool beside it. State and finishing
The property is in excellent condition, with luxury, high-quality finishings.

Both the villa and the outbuilding have been completely rebuilt on the site of the old Summer residence of the Bishop of Todi, who, in 1763, hired an architect to oversee its construction.

The rebuild has respected the features of the original building, using modern materials and construction techniques: the result is a property which is architecturally traditional but with high levels of comfort and safety.

The exteriors are in exposed stonework, while inside there are tiled floors and ceilings with wood beams and tiles.

The external fixtures are wooden, with double glazing, and the internal ones are natural solid wood.

The windows and French doors on the lower floors have shutters, also in solid wood, and wrought iron security gates.

All the buildings are connected by pretty walkways through the grounds, which are beautifully landscaped.

External areas

Poggio alla Regina is surrounded by 1.77 hectares of hilly, private land, used as grounds, with panoramic pool and adjacent pergola measuring around 26 sq.m.

Use and potential uses

The property is a beautiful, impressive residence, thanks to its large living areas, perfect for entertaining, the quality of the details and finishings, and to the convenient, panoramic location.

The many bedrooms in the main villa and in the outbuilding make it ideal for those wishing to host friends and relatives.

Poggio alla Regina could also be used as guest accommodation for high-end international tourists, for the reasons above and also because of its central location in relation to Central Italy's major cities.



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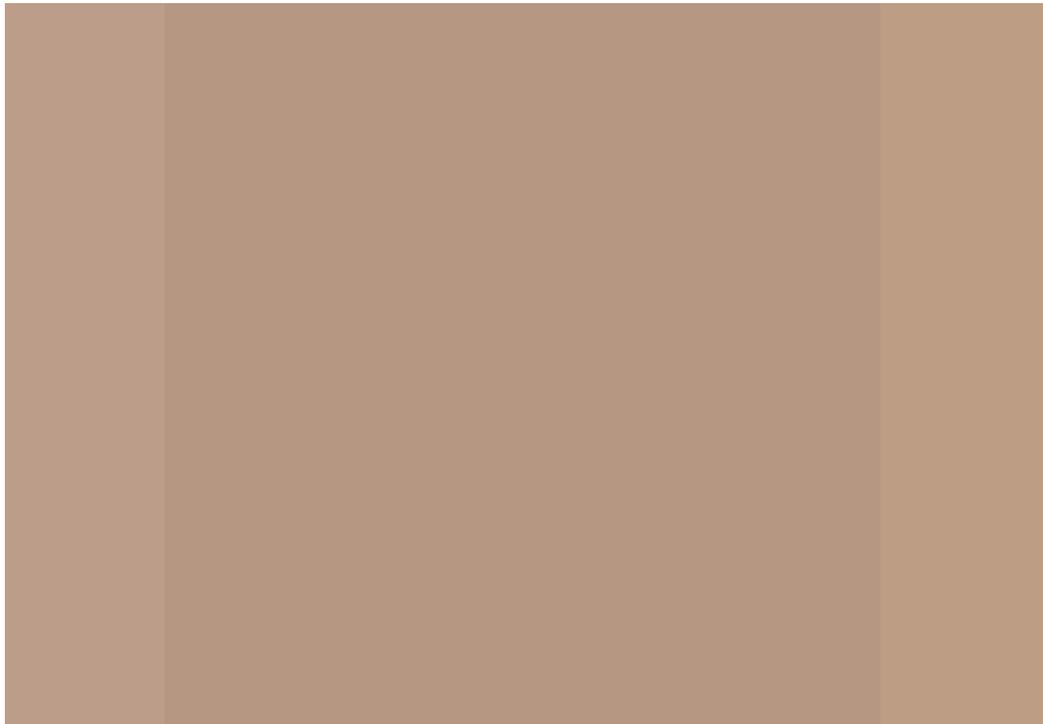












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