



Villa for sale in Avigliano Umbro Sismano € 2.700.000 Ref. CBI047-203-520338



1.000 sq.m. | Bathrooms: 9 | Bedrooms: 8 | Rooms: 16

Italy, Umbria - We are pleased to be able to offer for sale an enchanting villa with swimming pool and dependance in Avigliano Umbro - About 30 years ago the current owners, after having spent their holidays in a property in the far north of Sardinia, they were looking for a real estate investment that had the following characteristics: Easy connection with Rome at any time of the year; Uncontaminated and favorable environment for the best relaxation; Proximity to centers of high artistic and cultural interest for short excursions; Possibility of reaching the most important cities in the north center in a few hours. The publication of a research produced by an American university, had classified Todi as the most livable city in Italy, led them to focus their research in this district, where they came into contact with a member of the Corsini family of Florence, owner of 400 years of a vast farm around the Sismano Castle. The negotiations were not easy, as in the same period both one of the best-known entrepreneurs in the Italian sports federations and the best-known national pop music composer had expressed an interest in purchasing the same area identified, looking for a area where to set up a European music center. Having passed this competition and proceeded to purchase an area of approx. 13 hectares with overhanging 2 buildings, the owners began to put their hands on costly conversion work of the farmhouses (the main building had been abandoned for years) into a manor house. Completed the fencing of the entire property and the creation of a new access road, it was maintained on approx. 8 hectares the agricultural destination, which allows you to take advantage of community contributions, while the remaining land has been transformed into a luxuriant park with the planting of hundreds of tall trees (including over 200 olive trees) and flowering plants, with a prevalence of roses. Here and there there are some fountains that accentuate the atmosphere of peace, a simple garden with an abundance of aromatic herbs and a vegetable garden, both paved for



easier progress, with an artistic gazebo. An articulated swimming pool area has been created, while the complete renovation of the buildings has combined the maximum functionality of the systems with the refinement of the furnishings and furniture (one of the owners is an established international interior decorator). The most important Umbrian artistic and cultural centers are between 10 and 60 km, Perugia with Umbria Jazz, Spoleto and Todi with their festivals, Montefalco, Assisi, Bevagna, Orvieto, Narni and Spello. Rome 120 km away is also easily reachable by train from Terni (12 km) and Florence is 200 km away.

Certification

Energy Class: G

EPglnr: 175.00 kwh/□

Features

Property ID: CBI047-203-520338

Contract: Sale

Categoria: Villa

Address: Sismano

Municipality: Avigliano Umbro

Zona: Sismano

Total sqm: 1.000 sq.m.

Bedrooms: 8

Bathrooms: 9

Rooms: 16

Internal condition: Excellent

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Date of construction: 1800

Current Status: Available after the deed of sale

Terrace: Present, 100 sq.m.

Garden: Private, 13.000 sq.m.

Sea distance: 30.000 meter

Kitchen: Regular Kitchen

Garage: for four cars, 100 sq.m.









