



Rustic/Farmhouse/Court for sale in Montecchio

€ 1.250.000

Ref. CBI134-1917-56



330 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

PROPERTY DESCRIPTION

Immersed in the greenery of the Umbrian countryside, a short distance from Todi and a few kilometers from the medieval village of Montecchio, we offer for sale this enchanting stone farmhouse, which overlooks endless expanses of rolling hills, offering a suggestive panoramic terrace with breathtaking views of the landscapes surroundings.

This splendid property, which covers a total surface area of approximately 300 m2, offers large spaces with an authentic Umbrian flavour.

The large and comfortable living area, perfect for welcoming guests in a warm and welcoming atmosphere, is composed of a large living room with fireplace, a charming kitchen with dining area and bathroom. The sleeping area is instead composed of a double bedroom with en-suite bathroom and private external veranda, a room currently used as a study and a practical laundry room.

Upstairs, a second master bedroom with fireplace offers a haven of tranquility and romance, enhanced by a pleasant terrace that allows you to enjoy intimate moments of relaxation in the open air immersed in the beauty of the surrounding nature. Finally served by a comfortable bathroom with shower.



To complete the property, a strategic and spacious rustic house with fireplace, kitchen, bathroom and a large cellar. A welcoming and functional environment, perfect for cooking, socializing and relaxing with friends and relatives in a convenient and well-organised space. As well as a large and practical garage.

STATE AND FINISHES

Built in the early 2000s, paying close attention to tradition and the use of high quality natural materials, this prestigious residence embodies the timeless charm of the typical Umbrian farmhouse. The stone, wood, exposed beams and handmade terracotta are in fact an elegant testimony of craftsmanship.

The property is in excellent condition, equipped with all the necessary comforts and immediately habitable.

OUTDOOR SPACES

The magnificent outdoor hot tub adds significant value to the property by offering a luxurious oasis of relaxation and well-being in the comfort of your own home. Strategically positioned to offer a breathtaking view, it is able to transform the experience into an opportunity for contemplation and sensorial pleasure.

The natural beauty of this farmhouse is enriched by a well-kept private garden, approximately 2 hectares of land and 200 PDO certified olive trees.

USE AND POTENTIALITY

This home, easily accessible thanks to its convenient and accessible location, is perfect as both a first and second home. In a hilly and isolated position but at the same time close to every main service, it is perfect for those looking for a comfortable prestigious refuge immersed in the green heart of Umbria.

However, it also presents itself as an excellent investment as it is already designed to accommodate two independent apartments, offering inhabitants the flexibility of having two separate housing units within the same structure. This setup is ideal for extended families, investors, or those who want to live in one part of the house and rent out the other.

DISTANCES AND POSITIONS

City

- Montecchio 17 km
- Spoleto 49 km
- Terni 39 km
- Perugia 65 km
- Florence 189 km
- Rome 114 km

Sea and lakes

- Lake Trasimeno 93 km
- Tyrrhenian Sea 119 km
- Adriatic Sea 179 km

Airports

- Perugia Airport 67 km
- Florence Airport 202 km

Freeways

- Highway 66 km

UTILITIES

Heating: LPG. Cast iron radiators, wood stove and hot/cold inverter.

Internet: Oxygen signal antenna.

Video surveillance: 2 cameras.

Irrigation system: partial drip irrigation system and rainwater collection well.

Water: Municipal water service.

Certification

Energy Class: Not available

Features

Property ID: CBI134-1917-56

Contract: Sale



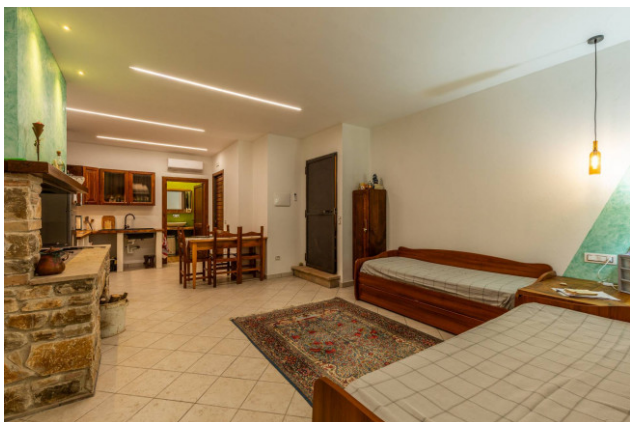
Categoria: Rustic/Farmhouse/Court	Address: Via dei romiti
Zip Code: 5020	Municipality: Montecchio
Total sqm: 330 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 10
Internal condition: Restored	Floor: 2
Total floors: 2	Independent heating: Heating
Parking space: Carport	Date of construction: 2000
Current Status: Available after the deed of sale	Terrace: Present, 14 sq.m.
Garden: Private, 500 sq.m.	Kitchen: Regular Kitchen
Garage: for four cars	













**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**

