24RE
Via Costantino Morin, 34 - 00192 Roma
Phone number 0686665271

Villa for Sale in Guardea
€ 1.150.000
Ref. CBI161-2656-240



451 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 12

Prestigious country house for sale in the heart of Umbria, with breathtaking views over the Tiber Valley and Lake Alviano
Nestled in the peaceful Umbrian hills, just a short distance from the charming medieval village of Guardea, this elegant stone farmhouse is a true haven of charm and tranquility. Set in a dominant and panoramic position, it offers sweeping and evocative views of one of Central Italy's most captivating landscapes.
The jewel of the property is the panoramic private swimming pool (10x6 m), perfectly integrated into the natural setting and shaded by a majestic oak tree—an ideal relaxation area for moments of peace and well-being.
Fully fenced, the estate is set within a private park of approximately 1,000 sqm, enriched with centuries-old olive trees, fruit trees, and aromatic plants that scent the air throughout the seasons. The main farmhouse, measuring approximately 450 sqm, is a perfect blend of rustic architecture and contemporary comfort: terracotta floors, exposed wooden beams, period furnishings, and refined finishes create a warm and elegant atmosphere in every room.
The main residence is arranged over two floors:

- **Ground floor:** spacious living area with fireplace, open-plan kitchen with dining area and direct access to the external portico equipped with a wood-fired oven and barbecue—ideal for outdoor dining. This level also includes a single bedroom with en-suite bathroom, a guest bathroom, and a convenient laundry room.
- **First floor:** two large double bedrooms, each with private bathroom and walk-in wardrobe, one twin bedroom, one single bedroom, and an additional double bedroom served by a generous bathroom with hydromassage tub. All

bedrooms on the upper floor are air-conditioned.
- **Independent guesthouse**:Measuring 52 sqm, the guesthouse is ideal for visitors, staff, or holiday rentals, and consists of a living area with open-plan kitchen, one double bedroom, and one bathroom.

Strategic and well-connected location: The property offers complete privacy while remaining easily accessible—just 20 km from the Orvieto and Attigliano motorway exits, with Rome reachable in about an hour. Nearby are some of the most renowned cultural and natural attractions in Umbria and Tuscany: Orvieto, Todi, Narni, the Marmore Waterfalls, Montepulciano, Cetona, Chiusi, and Chianciano Terme.

The Coldwell Banker Legacy
The story of Coldwell Banker is one of success and leadership. Founded in 1906, the Coldwell Banker brand has grown into one of the most recognized and trusted names in global real estate. Built on a foundation of integrity and a commitment to exceptional client service, these core values remain at the heart of our business philosophy.
Coldwell Banker offers 360° real estate services, covering both residential and commercial brokerage. Our advanced marketing tools, industry-leading training programs, and powerful online resources are just some of the key elements behind our success.
THE INFORMATION AND FLOOR PLANS PROVIDED ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Certification

Energy Class: E

Property Informations

Address: Via del Fossato	**Zip Code**: 5025
Bedrooms: 7	**Bathrooms**: 6
Rooms: 12	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 795.34	: 0000-00-00
Floor: On two levels	**Total floors**: 2
Parking space: Uncovered	**Date of construction**: 1970
Current Status: Available after the deed of sale	**Garden**: Private, 1.380 sq.m
Sea distance: 7.400 meter	**Kitchen**: Eat-in kitchen

















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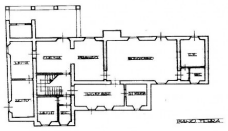
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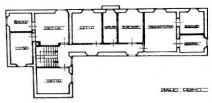














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