



Villa for Sale in Todi

Confidential Negotiation

Ref. CBI134-2230-228



700 sq.m | Bathrooms: 10 | Bedrooms: 11 | Rooms: 30

PROPERTY DESCRIPTION

Just minutes from the historic center of Todi, nestled in the Umbrian hills and surrounded by vineyards and olive groves, lies this prestigious private estate. The heart of the property is a farmhouse dating back to 1490, a former convent, flanked by several independent structures dedicated to hospitality, wellness, and outdoor living.

The property extends over 33 hectares, including 5.5 hectares of productive vineyards and 450 olive trees, and enjoys an open view of Todi that enhances the landscape in every season.

INTERNAL LAYOUT

The main farmhouse extends over approximately 600 square meters on several levels, with bright and well-organized rooms.

On the ground floor, the entrance opens onto bright rooms with elegant white coffered ceilings and beautiful terracotta floors, which continue into the large living room, where a stone fireplace defines the atmosphere. The living area includes two dining rooms and a marble kitchen equipped with a Gullo stove. A guest bathroom completes the floor.

The first floor, finished in parquet, houses the sleeping area with four bedrooms. The master bedroom has an ensuite bathroom and a very large walk-in closet, easily convertible into a fifth bedroom. The remaining bedrooms are served by two additional bathrooms.

On the upper level is the turret, a compact and versatile space, ideal as a study or reading area, featuring a wooden truss and open views of the countryside.

The rustic level, also accessible from the outside, features spacious and functional rooms. It includes a large basement with a living



room, a second kitchen, a lounge, a wine cellar, a laundry room, and a bathroom. On the same level, there's also an apartment with two bedrooms, a kitchen, and a bathroom, ideal for guests or staff: independent yet conveniently connected to the main living space.

OUTDOOR SPACES

The outdoor spaces are designed to fully experience the countryside and enjoy the tranquility of the landscape.

The panoramic swimming pool (18 x 8 m, depth up to 4 m) is the heart of the outdoor area, with an open view of Todi. The relaxation and leisure areas are located around it.

Facing the pool is an outbuilding with two ensuite bedrooms, each independent, adjacent to a wellness area with a sauna, Turkish bath, and a dedicated poolside bathroom. A short distance away, a charming glass-enclosed outbuilding currently houses a gym, allowing you to work out surrounded by greenery and feel like you're outdoors.

In the same area, there's also a stone farmhouse with a kitchen and a large fireplace, ideal for lunches and dinners. A porch with a wood-burning oven and a gazebo complete the outdoor living spaces.

Finally, at the back of the farmhouse, in a private and convenient position with respect to the tavern, there is also an annex with two bedrooms and a bathroom.

USE AND POTENTIAL

This property is ideal both as a prestigious private residence and as an estate with an established production potential. The 5.5 hectares of vineyards, producing approximately 16,000 labeled bottles annually, along with 450 olive trees, allow the property to immediately continue producing wine and oil.

The presence of multiple independent units also offers the possibility of hosting family and friends in complete privacy. At the same time, the swimming pool, wellness area, and furnished outdoor spaces also allow for targeted hospitality, in keeping with the exclusive character of the property.

Property Informations

Address: Vocabolo Canonica Vecchia, SNC

Zip Code: 6059

Bedrooms: 11

Bathrooms: 10

Rooms: 30

Internal condition: Excellent

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Floor: Building

Total floors: 2

Parking space: Covered

Date of construction: 1460

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 10.000 sq.m

Kitchen: Eat-in kitchen











Best Properties

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