Bosi & Partners
Viale Mezzetti, 25 - 06034 Foligno
Phone number 0742774584

Estate for Sale in Todi
€ 2.960.000
Ref. CBI196-3046-172



680 sq.m | Bathrooms: 9 | Bedrooms: 6 | Rooms: 14

PANORAMIC ESTATE WITH POOL AND CELLAR IN TODI Just minutes from the historic center of Todi, in a hilly and panoramic position, we offer a unique property: two completely renovated stone buildings, set within approximately 7.5 hectares of private land. The estate enjoys a dominant and private position, with a wide and pristine view of the city of Todi and the Tiber River Park. Canonica is one of the most popular hillside areas around Todi, a particularly sought-after area for its prestigious properties, immersed in privacy and nature, just a short distance from the historic center. An elegant tree-lined avenue leads from the entrance gate to the parking area, equipped with an electric vehicle charging station, before opening onto the property's characteristic paved courtyard: a space that immediately introduces you to the estate's atmosphere, defined by a refined balance between rural authenticity and contemporary luxury. The natural setting and the size of the property make it particularly suitable both as a prestigious private residence and as a structure intended for high-level hospitality and accommodation. The buildings, dating back to the 19th century, have been renovated, consolidated, and expanded since 2002, respecting traditional Umbrian architecture (hand-laid stone). They are surrounded by a complex agricultural complex that includes a vineyard of approximately 1.2 hectares, an olive grove with approximately 500 trees, an orchard, a vegetable garden, and a wooded area of almost 3 hectares. INTERIOR SPACES AND COMFORT The interiors express a refined Umbrian luxury style. Exposed wooden beams, terracotta tiles, handcrafted fixtures, and traditional materials complement elegant furnishings, fine decorative pieces, natural fabrics, and custom details. A particularly noteworthy feature is the flooring in the main living area, made from antique bricks. Each room, with private bathroom, has a unique style and each has independent air conditioning. The spaces dedicated to conviviality, dining, and relaxation are distinguished by their generous spaces, welcoming atmosphere, and thoughtful functionality. The result is a discreet and timeless luxury, deeply rooted in Umbria's rural identity, yet reinterpreted with exclusive taste and meticulous attention to detail. The property features an extensive and comprehensive Wi-Fi network, ensuring

coverage throughout the entire interior, with additional external access points near the buildings ensuring a functional connection even in outdoor spaces. Special attention has been paid to the thermal efficiency of the buildings: all windows and glass doors are double-glazed, helping to limit heat loss. The roofs of all buildings, including the porches, also feature a double layer of insulation. All ground-floor floors are raised by a ventilated cavity to ensure complete insulation from the ground. OUTDOOR SPACES AND SERVICES The water supply system is based on two distinct sources: water from the municipal mains is primarily used to service the buildings, while a private well provides water for external users. The well also supplies the drip irrigation system for the vineyard and vegetable garden via a reservoir. One of the distinctive features of the property is the 7 x 15 metre panoramic swimming pool, located in a particularly suggestive position overlooking Todi. The pool area is complemented by a furnished porch for relaxation. The property is connected to the property's Wi-Fi network and features a handy utility room for equipment storage and a refrigerator. In addition to the pool area, there is an additional basement space of approximately 30 square meters, intended for the pool's systems and technical services, as well as for storing materials and equipment for property maintenance. The space also includes a bathroom with shower. The cellar, located on the level below the main house, houses top-quality machinery and spaces designed for production efficiency. Here, the production and bottling of Grechetto, Chardonnay, and Cabernet Sauvignon are handled. The estate also produces olive oil and, for its own use only, seasonal fruit and vegetables. LOCATION AND DISTANCES Its central location near Umbria's main destinations makes it easy to reach art cities, historic villages, and connections to Rome and Florence. Approximate distances: Todi historic center: a few minutes Perugia: approximately 43 km - 30/35 minutes Assisi: approximately 49 km - 45 minutes Spoleto: approximately 44 km - 45 minutes Orvieto: approximately 39 km - 40/45 minutes Lake Trasimeno: approximately 53 km - 50/55 minutes Rome: approximately 130 km - 1 hour and 30 minutes Florence: approximately 190 km - 2 hours

Certification

Energy Class: G

Property Informations

Address: Voc. Colle Asciutto, Canonica

Zip Code: 6059

Bedrooms: 6

Bathrooms: 9

Rooms: 14

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Parking space: Uncovered

Date of construction: 1850

Current Status: Available after the deed of sale

Terrace: Present, 115 sq.m

Garden: Private

Kitchen: Eat-in kitchen

















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