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Coldwell Banker Best Properties
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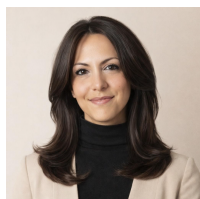
Semi-detached house for Sell in Calvi dell'Umbria - Area: Poggiolo

Voc. San Savino, Terni, 05032 (TR)

449.000€



Contact info



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Description

PROPERTY DESCRIPTION

Just 4 km from the village of Calvi dell'Umbria, in a landscape of rolling hills and deep silence, lies this 19th century stone farmhouse, renovated in the early 2000s with sensitivity and respect for its origins. Immersed in a private garden of about 2,000 square meters, it is the ideal place for those seeking authenticity, comfort and direct contact with nature. At the center of this postcard setting is a magnificent panoramic swimming pool, where the sun goes down every evening in a breathtaking sunset.

From its high position, the view opens without obstacles, spanning a landscape of fields, woods and hills that change color with each season. An authentic terrace on infinity, where the water reflects the sky and the peace is absolute.

INTERIOR SPACES

The living area of approximately 210 m2 is spread over two levels and includes a large and bright living area with double fireplace, eat-in kitchen, dining room and bathroom with shower with Turkish bath function.

The sleeping area, on the second floor, offers three bedrooms, one with an en-suite bathroom and a large terrace.

STATE AND FINISHES

Tastefully renovated in the early 2000s, the property retains all of its rustic Umbrian soul: exposed wooden beams, handmade terracotta floors, stone details and original finishes. The exteriors – including the porch, sun terrace and facades – were renovated about ten years ago. The house is also equipped with Wi-Fi, satellite antenna and air conditioning for maximum comfort in every season.

In addition to 6 kW photovoltaic panels with Tesla battery for storage, there are a charging station for electric cars, a solar thermal panel for hot water, a hybrid LPG/electric boiler that activates based on the solar charge.

OUTDOOR SPACES

A splendid private and reserved garden of about 2000 square meters entirely delimited, with shaded corners and absolute privacy, frames the property.

The star of the show is the panoramic swimming pool (13×6 m), facing west to enjoy the most suggestive sunsets.

USE AND POTENTIAL

This residence is an ideal solution both for permanent living and as a second home or charming hospitality business. The balance between tradition and innovation, together with the privileged position and technical equipment, make it a rare asset in the Umbrian real estate panorama.

DISTANCES AND LOCATION

The farmhouse is 4 km from Calvi dell'Umbria, a well-served and well-connected village. The Magliano Sabina exit of the A1 Autostrada del Sole can be reached in 15-20 minutes, making Rome accessible in less than an hour. Strategic position, private but not isolated, perfect for those who want tranquility without giving up the convenience of connections.

Main cities nearby:

- Terni: 31 km
- Narni: 20 km
- Amelia: 33 km
- Orte: 27 km
- Rieti: 42 km
- Viterbo: 53 km
- Spoleto: 60 km
- Orvieto: 70 km
- Rome: 71 km
- Perugia: 102 km

Airports:

- Rome Fiumicino Airport (FCO): approximately 104 km

- Rome Ciampino Airport (CIA): approximately 86 km
- Umbria International Airport – Perugia (PEG): approximately 102 km

Details

 Property ID: CBI134-1917-163	 Surface: 260.00 m²
 Rooms: 8	 Garden: Privato, 2.000 sqm
 Bathrooms: 3	 Bedrooms: 3

Property Features

 Floor: On two levels	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 260.00 m²
 Rooms: 8	 Bedrooms: 3
 Bathrooms: 3	 Kitchen: Habitable
 Position: Peripheral	 Shower: Yes
 Parking space: Uncovered	 Garden: Private, 2.000 sqm
 Fireplace: Yes	 Swimming pool: Yes
 Terrace: Present	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images



