Coldwell Banker Best Properties
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Villa for Sell in Todi

Frazione San Giorgio, Perugia, 06059 (PG)

1.890.000€

Contact info

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Description

Elegance, comfort, silence.
Three rare conditions, difficult to find together. Here they coexist effortlessly.

On the hills surrounding Todi, a 19th-century manor house stands on a scale that is difficult to replicate today: approximately 600 square meters on three levels, set in five hectares of land that creates distance, perspective, and spatial control.

The distribution is clear.

On the ground floor, the living areas include a large and functional kitchen; a dining room and living room with a fireplace, which open onto a glass loggia and the outside. The spaces are interconnected but never dispersive.

On this same level are two double bedrooms, both with en suite bathrooms, designed to ensure independence and immediate usability even without using the upper level.

The sleeping area is located on the first floor: four more bedrooms, all with private bathrooms, designed to ensure independence and privacy. The views open onto the landscape, the light is constant, and the proportions remain restrained. No decorative touches are overlooked.

The basement level introduces a second possible use: laundry room, changing room, guest bathroom and a space already set up to be transformed into a wellness area or private cinema.

The materials aren’t chosen: they’re the right ones. Oak parquet, herringbone terracotta, resin.
Surfaces that work with light and time.

The 2009 renovation incorporated contemporary comforts without altering the structure: double-glazed wooden window frames, a 13 kW photovoltaic system, solar panels for domestic hot water, and an underfloor heating system that ensures uniform and high-quality interior comfort.

Outside, Linda Cena’s landscape design meticulously organizes the space: a panoramic terrace, infinity pool, solarium, pergola, and bocce court. Mature varieties-walnut and cherry-grow around the villa, while almost two hectares of woodland behind the property ensure seclusion and continuity.

This is a property that does not seek to be interpreted.
It works, it exists, it resists.

And for this very reason, it is not for everyone.

Details

Property ID: CBI134-2062-277	Surface: 600.00 m²
Rooms: 15	Bathrooms: 7
Energy Class: D	Bedrooms: 6

Property Features

- Floor: Building
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 600.00 m²
- Rooms: 15
- Bedrooms: 6
- Bathrooms: 7
- Kitchen: Habitable
- Position: Isolated
- Garden: Private,
- Fireplace: Yes
- Swimming pool: Yes
- Terrace: Present

Images