



La Bella Vita



Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,757,258.66

Ubicación

País:	Italia
Estado/Región/Provincia:	Umbría
Ciudad:	Todi
Publicado:	10/04/2026
Descripción:	

La Bella Vita is the icon of peace and wellbeing. Rarely do properties combine location, exposure, openness, fine finishes and 360-degree beauty as perfectly as in this case. The farmhouse, built in 2002 and completely renovated in 2011, is a typical Umbrian stone farmhouse, yet equipped with all the comforts of a modern villa, featuring solid structural elements and meticulously finished exteriors. We are in the countryside of Todi, one of the most beautiful and sought-after villages in Umbria, just 12 minutes by car from the main services. The setting is hilly, private and immersed in greenery, within a landscape protection area, with convenient connections to Perugia and the main transport routes. The property, which extends over 335 sqm arranged on 2 levels plus the attic, welcomes you on the ground floor with a large double living area featuring a fireplace, a dining room overlooking the portico of approximately 30 sqm, a fully equipped kitchen with pantry/storage room and a windowless bathroom with shower. The gres floors harmonize with the exposed wooden beam ceilings, creating material continuity. On the first floor, entirely in parquet, there are 3 spacious double bedrooms, each with its own en suite bathroom, and a second living area with an additional sitting room positioned at the center of the floor, bringing the spaces together and granting great intimacy. From this level there is access to 2 terraces, one of which has independent access from the rear garden. A staircase leads to the attic, a multifunctional space of approximately 24 sqm that can be used as a fourth bedroom, study or hobby room. Externally, La Dolce Vita is surrounded by 1.6 hectares fully fenced, divided between garden, arable land and woodland. The garden stands out for its generous size, 1600 sqm, and for the view it offers over the city of Todi. It is beautifully maintained, planted with fruit trees and medicinal herbs, with stone pathways and relaxation areas. There are 2 automated driveway gates, as well as lighting and irrigation systems. The highlight of this property is the 14x6 mt swimming pool, served by a travertine-



paved solarium that blends discreetly into the landscape, and the outdoor barbecue area, entirely built in masonry and equipped with a portico, oven, sink and fireplace. There is also a reinforced concrete tennis court, currently to be completed. The remaining land, in addition to the woodland at the rear which creates charm and magic in contrast with the manicured garden at the front, is cultivated with approximately 50 productive olive trees yielding about 10 quintals of olives per year (around 150 lt of oil). From the driveway entrance, 2 carports provide shelter for 4 cars, in addition to the uncovered space that can accommodate more than 10 vehicles. With independent access, externally there is a fully glass gym with bathroom and provision for a sauna, as well as outdoor showers. Here you can enjoy an exclusive balance between contemporary comfort, the Umbrian landscape and proximity to medieval villages and art cities, with exceptional privacy and panoramic views to accompany every season.

The farmhouse, thanks to the recent renovation in 2011 and the continuous maintenance by the owners, is in excellent condition, characterized by typical local materials such as stone, exposed beams and terracotta tiles, harmoniously blended with modern elements in glass, aluminum and travertine. The spaces are meticulously maintained, featuring stone retaining walls and architectural solutions that combine authenticity with timeless elegance. The double-glazed windows and aluminum shutters were completely replaced in 2024. The flooring is gres on the ground floor and parquet on the first floor and in the attic. The furniture can be purchased separately.

The property is entirely fenced and features three driveway entrances, 2 of which have automated gates. The garden, beautifully maintained with ornamental plants of various types and colors, is equipped with a perfectly functioning lighting and irrigation system. It boasts a splendid 14x6 swimming pool with a paved sun deck and pergola, a barbecue area with fireplace, portico, and wood-fired oven. There are also equipped pergolas, a gym with bathroom and provision for a sauna, outdoor showers near the gym, as well as a pre-arranged tennis court. The property is completed by technical rooms perfectly integrated into the setting. All utilities are regularly connected; the radiator heating system is powered by LPG, in addition to the presence of 2 fireplaces. A private septic tank serves the wastewater system. The property also features a video intercom, independent TV system, and ADSL connection. Energy class G.

Ideal as a prestigious private residence, representative estate, or exclusive holiday home. The generous spaces, en-suite bedrooms, and sports amenities also make it perfect for a charming hospitality venture or luxury rental opportunity.

Here the panorama takes center stage: you are on the hills of Todi, in Umbria, in a dominant and sunny position with southern exposure and open views over the town and one of the most beautiful landscapes in the region. The historic center of Todi is about 8 km away, Perugia 45 km, Assisi 50 km, Rome 130 km; transport links and the railway station are between 5 and 10 km. The area enjoys rare privacy, surrounded by greenery, with no disturbing elements and main services reachable within minutes. Access is convenient via a short unpaved road of just 400 mt.

The Great Estate group, for every acquired property, carries out a technical due diligence through the seller's appointed technician, allowing us to gain a thorough understanding of the urban planning and cadastral status of each asset. This due diligence may be requested by the client upon expressing genuine interest in the property.



Property registered to a private individual, free of any encumbrances.

Nuevo: Sí
Fabricado: 2002

Común

Tamaño del lote: 16130 m2

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/KPMQ-T2533/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 10302

