



## CASALE LA GINESTRA



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 578,677.03

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Todi
Geplaatst:	16-04-2026

### Omschrijving:

Ginestra is a prestigious semi-detached farmhouse for sale in Umbria, set within an exclusive fully fenced estate, meticulously maintained, a hidden and refined oasis among the enchanting Umbrian hills; the blooming gardens, charming pathways, stone walls, peaceful atmosphere, and sweeping hillside views make this place a true Eden. There is a fabulous shared swimming pool, surrounded by generous sunbathing areas and loungers. The property also features a tennis court, a communal vegetable garden, and a charming shared piazzetta. A caretaker lives on site and oversees the maintenance of the grounds and common areas. The estate has a distinctly international character, with owners from Italy, the Netherlands, the Czech Republic, England, the United States, and Russia. The private garden of Ginestra, approximately 1500 sqm, is beautifully maintained and hosts a wide variety of plants, flowers, and trees of all kinds; within the outdoor space there is also a lovely limonaia with glass walls. On the ground floor there is the living room, the kitchen, the outdoor dining area located in the veranda enclosed with sliding glass walls, a spacious pergola, a bedroom, and a bathroom with shower; on the first floor there are two bedrooms, a balcony, a bathroom with shower, and a panoramic terrace.

Ginestra features traditional Umbrian style, with stone facades, reclaimed roof tiles, and ceilings with exposed beams and terracotta tiles. The living room boasts a beautiful marble fireplace. The conditions are excellent. Included in the sale are the furnishings currently inside the property, including sofas, armchairs, the kitchen, the dining table, and garden furniture; the kitchen is equipped with a dishwasher, oven, cooktop, and a large refrigerator, and in the ground floor bathroom there is a washing machine and a dryer.

All necessary utilities are present. All systems are up to standard. The heating system is independent, with



a boiler and radiators; water supply is guaranteed by mains water and a shared condominium well for irrigation purposes. There is a cistern for rainwater recovery. Gas supply is provided via a shared underground LPG tank. Satellite TV available. ADSL internet available.

Peace and views over the hills of Todi welcome you to this residence immersed in the Umbrian greenery, a short distance from amenities and well connected to the main transport routes. It can be enjoyed as a functional and bright primary home, as well as a charming second residence for refined stays. The interiors, arranged over two levels with three bedrooms and two bathrooms, offer comfort and flexibility for mid to high-end tourist rentals. Excellent both as a prestigious property and as an investment with strong market appeal.

Privacy and tranquility welcome you on the hills of Todi, in an area of landscape interest, approximately 7 km from the historic center and main connections, between 5 and 10 km from the E45 and the railway station, and 50 km from Perugia airport. Services and local shops are just minutes away. The setting is hilly and secluded, with panoramic views over the Umbrian countryside and open south-east exposures ensuring constant natural light. Access is via a paved road with a final stretch of less than 500 m. Well-maintained grounds, healthy environment, over 10 parking spaces available.

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

The property is registered to a private individual. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Conditie: Reformed  
Gebouwd: 2008

### **Algemeen**

Lot Afmeting: 1500 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T2552/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2552/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 10324



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