

Villa due Leoni - 4101

Price: 880.000,00 EUR



Land Size: ca. 1 ha
Floor Space (m²): ca. 230 +45
Listing Type: New Build

Bedrooms: 3
Bathrooms: 3
Half Bathrooms: 1

“Villa Due Leoni” is a typical Umbrian country house with pool in a beautiful hillside position only 1.2 km from the village of San Terenziano, which, for hikers, can also be reached by back country paths and farm roads.



Words fail to describe the breathtaking views you can enjoy from the property: the famous medieval walled city of Todi overlooking the Tiber valley and the surrounding countryside with vineyards, olive groves and romantic hamlets and castles.

The house was newly built some years ago, in the traditional Umbrian style, with great care and attention to details and materials and is in an absolutely impeccable condition.



“Villa Due Leoni” consists of a main house (approx 230 sq m) with two floors and a one floor guest wing (approx. 45 sq m), with another 100 sq m of porticoes, balconies and courtyard.

The house is approached through a covered archway between the main house and the guest wing. On entering the main house, you come into a foyer/hallway, also reflecting the historical stone of Umbrian farm houses. Off of this foyer is a spacious kitchen with a centre isle, fitted with premium quality cabinets and appliances (a five burner stove and two ovens, included in the sales price). Off this foyer, there is also a separate coat room and a half bathroom.



The foyer then leads to a formal living room and an adjacent dining room with a fireplace, both with access to a covered terrace and the garden with spectacular views of the valley below. All rooms in the house have beamed ceilings.

The covered archway also connects the main house with the guest house composed of a bedroom, a living room and a bathroom. There are also two enclosed rooms for a washer/dryer, utilities and storage.



To the property belongs approx. 1 hectare of land with an olive grove, fruit trees and spectacular lawns surrounding a splendid panoramic pool. There is an irrigation system with private well and rain water cistern.

The village of San Terenziano can easily be reached by foot and has all services e.g.: caf /bars, restaurants, banks, shops, doctors, etc. and the beautiful towns and villages of Montefalco (20 km), Todi (13 km) and Perugia (40 km) are all close by.

Perugia Airport is at 40 km with regular flights to London Stansted and Brussels South. The airports of Rome and Florence are at 166 km and 208 km.
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For nature lovers, the Monti Martani, with trekking and mountain bike trails, are

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also within reach!

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