



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Acquasparta (TR) via tiberina 1

Property of rare beauty, Umbria

Elegant Prestigious Property in the Heart of Umbria

An extraordinary property, an architectural work of art dating back to 2015, offering an unparalleled experience immersed in the beauty and tranquillity of Umbria. Located in the heart of an Umbrian valley, this exclusive residence offers a perfect fusion of luxury, comfort and breathtaking landscapes that change with the seasons.

Main Features:

Two Renovated Old Houses: The property consists of two old houses, both on two levels, offering a total space of approximately 930 square metres. The main cottage, with its 600 square metres, and the second cottage, measuring approximately 330 square metres, have been skilfully restored respecting the original materials and structure.

Refined interiors: The rooms, tastefully and with attention to detail, feature spacious and comfortable rooms, each with private bathroom and a breathtaking panoramic view. Terracotta floors from Castelviscardo, wooden window frames and warm underfloor heating guarantee unparalleled comfort in every season. **Privileged Location:** Located in the centre of a sparsely inhabited valley, the property is surrounded by a large farmyard and a partially wild green space, with stone walls that blend in perfectly with the surrounding landscape. Access is via a "white" road that offers an enchanting view of a forest and a hillside full of timber trees.

Possibility of a swimming pool: The property offers the possibility of building a swimming pool, which would add further luxury and comfort to this already extraordinary place.

Natural Resources: The special feature of this residence is the presence of truffles on approximately 2 hectares out of 4.2, offering a unique opportunity for lovers of nature and gourmet cuisine.

Strategic Location:

The property enjoys a privileged location, a short distance from the fascinating towns of Todi, Spoleto, Montefalco and Assisi, renowned for their architectural, artistic and religious beauty. With all utilities present and a reasonable distance from the main Umbrian cities, this residence is perfect for those who wish to live in a luxurious environment surrounded by nature, without renouncing the comforts of modern life.

Do not miss the opportunity to own this extraordinary Umbrian residence.

INFORMATION

Ref.	Umbria 245
Type	Sale
Category	Villa
Price	1,680,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	15
Bedrooms	8
Bathrooms	10
Balconies + Terraces	
Floor	
Car Space	
Box	2

SQUARE METERS

Commercial	930
Garden	42000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Central	Type of heating system	Floor heating	Energy source	LPG Heating

ACCESSORIES

Fireplace	Double entrance	Separate entrance	Laundry room	Data network
Storage room	Veranda			

IMAGES



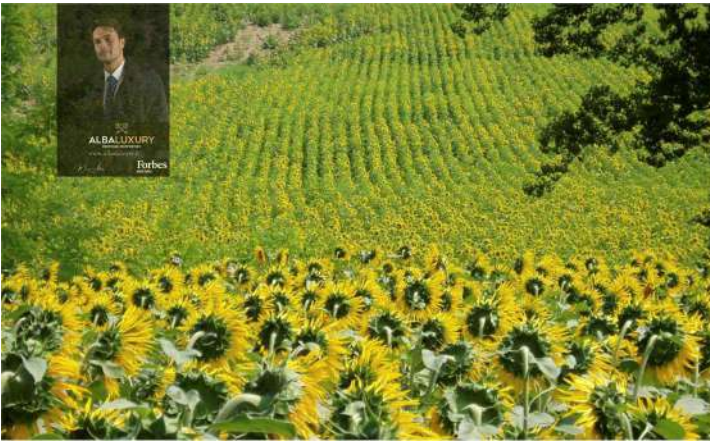


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