



## LA CAVALLERIA

*Quality is the key word for this estate, easy to reach, nested in the beauty of the authenticity of the countryside*

PRICE	EUR 1.680.000
SALES CATEGORY	ready to move in
DIMENSIONS	The property consists of two houses: one is approximately 500 sqm and the second is approximately 266 sqm. The land around is approximately 36.000 sqm and part of it is dedicated to a truffle grove
RENTAL POTENTIAL	This property is currently not available on the holiday villa rental market. We are happy to provide more information about the rental market and how to make the property fit with Special Umbria's style in order to add it to the Special Umbria's holiday rental portfolio.
SLEEPS	14



BEDROOMS 7

BATHROOMS 10

LOCATION GPS: 42.7070369,12.4866483  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

La Cavalleria is a beautiful property in the area south of Todi, consisting of two farmhouses, completely renovated in 2015 by the current owners, surrounded by beautiful fields, with farmhouses and a castle in the distance.

The materials used in the restoration are of the highest quality, starting from the powder pink terracotta floors, to the beautiful beams and ceilings with terracotta tiles. The sizes have been dedicated to maintaining spacious rooms, including beautiful lounges and spacious kitchens.

The houses have different measurements, but both boast the same materials and quality.

The whole property is reachable by a private road with electric gate, and it is included also a truffle grove, with a yearly production of approximately 50 kg of black truffle.

The larger farmhouse is currently divided into the main house and a small independent and self-catered apartment. This apartment is very easable to be connected to the main house, as it is just divided by a partition wall. The kitchen currently present in the apartment, can be easily turned into a bedroom.

## LAYOUT

### BEDROOMS

In the larger farmhouse, there are 3 bedrooms with en-suite bathroom, and in the apartment, which is easily connectable to the whole house, is present another large bedroom. In the smaller farmhouse there are 3 bedrooms.

### BATHROOMS

Larger farmhouse: 3 bathrooms are ensuite, and 2 have showers and 1 has a tub. There is one guest toilet on the ground floor.

Smaller farmhouse: 1 bathroom with shower is ensuite and on the first floor there is also a bathroom with shower to be shared between two double bedrooms. There is one guest bathroom on the ground floor.

### KITCHEN

Larger farmhouse: big kitchen with arc connection to the living area and door opening onto the pergola. The kitchen boasts a fireplace, and the whole counter is decorated with colorful tiles. Very convenient built-in pantry is present. In the apartment there is a kitchen ideal for two people. Smaller farmhouse: the modern kitchen opens onto the dining and sitting area, and via a french door, also on the pergola located at the back of the house.

### LIVINGROOM

Both farmhouses have very large sitting and dining areas, with large beams, fireplaces built with original grey stone. There is also a living room with fireplace on the first floor of the larger farmhouse from which there is great view.

### OTHER ROOMS

Both houses have large underground areas for the whole perimeters of them. In the underground areas there is a laundry room for each, garage, technical rooms and storages.



## FACILITIES

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### OUTSIDE

Nicely kept gardens all around the houses, with irrigation system, parking area and gravelled driveway with gate. On one side of the outdoor there is a vegetable garden and orchard. Pool is not present but the permission to build will be granted.

### TECHNICAL

Electricity, mains water, central heating with underfloor heating, LPG, electric gate.

### ENERGY

Class D and F

### OTHER FEATURES

### DIRECT ENVIRONMENT

Complete privacy but easily accessible with a short gravel road starting from the tarmac road. Closest town is Casteltodino at 10 minutes drive.

### NOTES

The asking selling price refers to the property in its current state as described above in this profile. Furniture is not included, but can be purchased upon an acceptable offer. Next to the parking area, at the back of the houses, there is a pole that can be easily shielded with plants and trees.

## SURROUNDING

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### TRAVEL

International airports nearest to the property are: Perugia Sant'Egidio (57 km), Roma Ciampino (130 km), Roma Fiumicino (147km); Ancona Falconara (161 km), Firenze Peretola (218 km), Pisa Galilei (297km). The train station of Todi is near and in Todi

also car rentals are available.

### DISTANCES

Acquasparta (11 km), Todi (16 km), Narni (31km), Spoleto (34 km), Perugia (56km), Orvieto (57km), Assisi (70km), Lago Trasimeno (100km), Spello (50km), Foligno (61km), Gubbio (95km), Roma (140km), Florence (208km)

### LEISURE & ACTIVITIES

A golf course is in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







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