



## VILLA DAMIANO

*A traditional villa on the outside  
with a very contemporary and  
warm interior design*

PRICE	EUR 1.290.000
SALES CATEGORY	ready to move in
DIMENSIONS	Inside: approximately 420 sqm; outside: approximately 20.000 sqm. Extra building allowance: 140 gross sqm; plus the possibility to turn the current water cisterns into 200 sqm semi-underground garage/storage space.
RENTAL POTENTIAL	
SLEEPS	12-14
BEDROOMS	6
BATHROOMS	6



LOCATION      GPS: 42.805636,12.467177  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Villa Damiano is what we can call a real top property, in which Umbrian traditional farmhouse is combined with a very modern and fresh interior design. The house has been completed in 2008 and the owners have paid a lot of attention to building materials, so we find top quality doors and double-glazed windows, marble in the bathrooms, leather floor in the main bedroom, excellent work tiles and attention to every single details. The garden around is very well kept, and last year it has been added a contemporary vegetable garden, in which enjoy a countryside lifestyle, keeping up a continuity in all the style concept.

The house has been fully repainted in 2018.

From Villa Damiano, one can enjoy a beautiful view, with a lot of privacy and also the layout inside, is conceived in such a way that if the house is in its full occupancy, still everyone can have large rooms, corners for themselves and in the meantime large living room and dining room.

## LAYOUT

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### BEDROOMS

In total the villa has six bedrooms: five double bedrooms and 1 cozy bedroom with two sets of bunk beds, ideal for children. The layout is as follows: Ground floor bedroom with en-suite bathroom,

toilet, sink and shower, small bedroom with folding bed next to the kitchen with TV and en-suite bathroom (ideal for children). Main bedroom on first floor level: king double bed with walk-in wardrobe, leather floors and very large private en-suite bathroom with pietra dorata marble throughout, bath, shower, very large sink, toilet and bidet. Three other bedrooms on first floor level: Queen double bed with an en-suite bathroom, bath/shower, sink, toilet and bidet; Queen double bed with an en-suite bathroom, shower, sink, toilet and bidet and two double bunk beds (sleeps four singles) with en-suite bathroom, bath/shower, sink, toilet and bidet.

### BATHROOMS

All en-suite bathrooms with very high quality fittings and marble.

### KITCHEN

Large kitchen which opens onto the veranda and onto the dining room, so perfect to prepare delicious meals to serve to one's guests. There is also a nice counter for breakfast or to dine with less people. There is also a fireplace.

### LIVINGROOM

Spacious living/reception room with fireplace, comfortable large sofa and chairs, connected to the dining area. Spacious area with large table. On the first floor one will find the Lounge/media room: a great open space area for indoor lounging, with large plasma screen TV and sound system and fireplace.

### OTHER ROOMS

A laundry room with washing machine and dryer, a wine cellar and pantry are located on the ground floor next to the kitchen.

## FACILITIES

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### OUTSIDE

Landscaped natural garden with lawns surrounded by not fenced private land. The beautiful infinity



pool measures 14 x 7 meters with a depth of 1 - 2 metres. The sun deck provides extensive areas for relaxing in the sun or shade. Two covered pergolas have been recently added. Last year it has been installed a marvellous vegetable garden.

### TECHNICAL

Electricity available, well water, lpg for central heating, AC units, internet, Sat TV, alarm system. There is irrigation system throughout the garden. Double-glazed windows with mosquito nets.

### ENERGY

Class G

### OTHER FEATURES

### DIRECT ENVIRONMENT

The villa is privately located in the countryside 5 car minutes away from the city of Todi. From the villa neighbouring villas and villages can be seen but all at comfortable distance.

### PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. Find more information in the separate services section of the website.

### NOTES

The current asking sales price refers to the property as described in this profile; Furniture can be purchased upon separate offer to be accepted by the owner.

### SURROUNDING

### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (55 km), Rome Fiumicino (177 km) and Ciampino (160 km) International Airports and Florence International Airport (210

km); nearest E45 Motorway exit is in Todi (2km) for Rome, Perugia and Florence; the train station of Todi is near and in Todi also car rentals are available.

### DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (90 km), Castiglione del Lago (95 km), Cortona (100 km), Siena (150 km), Florence (190 km), Perugia (55 km), Gubbio (90 km), Orvieto (35 km), Spoleto (83 km), Montefalco / Bevagna (55 km), Deruta (35 km), Assisi (66 km) and of course Rome (155 km).

### LEISURE & ACTIVITIES

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

















