

FOR SALE

THE
REMAX
COLLECTION
CRYSTAL

The RE/MAX Collection Crystal

AGENCY — ROMA

CALVI DELL'UMBRIA — UMBRIA

Prestigious Residence in Umbria

€ 950.000

PRICE

370 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

Prestigious Residence in Umbria

In Calvi dell' Umbria, in the province of Terni, in a quiet and reserved location, there is a magnificent recently built farmhouse-style villa: a prestigious residence that combines the charm of traditional Umbrian architecture with the comfort and safety of modern technologies. Built in 2012, completely earthquake-proof, the property is developed on three levels for a total area of about 370 square meters, to which is added a large garage of 48 square meters. On the ground floor, a bright living room with an ancient fireplace welcomes guests in a warm and refined atmosphere. This is followed by an eat-in kitchen, a dining room and two bedrooms, served by two modern and functional bathrooms. Outside, two large porches and a panoramic terrace offer ideal spaces for outdoor relaxation and conviviality. The second floor hosts three additional bedrooms and two bathrooms, rooms characterized by fine materials and high-quality finishes, designed to ensure comfort and style. The basement includes a spacious tavern perfect for convivial moments, wine cellar, thermal power

plant, laundry room, service rooms and a large garage. The garden, of about 3,000 sqm, is tastefully maintained and enriched with ornamental plants, centuries-old olive trees and a small orchard; the total land measures 3,700 sqm. A beautiful swimming pool completes the property, giving the whole an atmosphere of refined serenity. The villa is built with 40 cm walls, double-glazed windows, terracotta floors, ceilings with fine wood beams and armored doors in the interior hallways. Maximum security guaranteed by internal, external and perimeter alarm system, surveillance cameras and gratings. The entire property is fenced and has a 150-meter deep well, used for irrigation and swimming pool. An exclusive home, where elegance, comfort and nature come together in perfect harmony, ideal for those who want to experience the authentic beauty of Umbria in a context of privacy, quality and prestige. Easily accessible from the freeway exit Magliano Sabina (Rome-Florence). We look forward to your visit to this wonderful villa, in the most authentic heart of Umbria.

 **370 m²**
AREA

 **5**
ROOMS

 **5**
BATHROOMS

 **€ 950.000**
PRICE

FEATURES



WIDE
SPACES



BOX CAR



CULTIVATIONSGARDEN
PROPERTY



SWIMMING
POOL



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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