



## CASALE BATTIFOLLE



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 485,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Todi
Geplaatst:	27-07-2024
Omschrijving:	

Casale Battifolle is a 145 sqm farmhouse, renovated with excellent materials in 2019. The Casale sits on a ridge with a splendid panoramic view, with striking glimpses of the historic villages that dominate the surrounding hills. The property is accessed via a well-maintained gravel road of just 150 metres. Once inside the wooden gate, your gaze is immediately caught by the beauty of the Mediterranean garden, set in the 2,000 square metres of outdoor space, which also includes paved paths, a green lawn and fruit trees, in a swirl of colours and scents. The garden overlooks the panorama, offering evocative views. The hydro-massage swimming pool is located on a higher terrace, to ensure greater privacy; small in size, it recalls, in terms of characteristics and design, an ancient Roman pool. A pergola surrounded by climbing plants offers a panoramic outdoor living space and a natural connection with the interior, leading directly to the kitchen. The living room immediately impresses with the cosy atmosphere it instils, with the suspended staircase in solid wood providing a design touch. A fireplace in typical Umbrian style is positioned in the lounge. From the living room, there is access to an outdoor porch, perfect for al fresco dining (20 sqm), which can be closed off with glass windows to make it an additional living area. On the ground floor there is also a bedroom/study, with ensuite bathroom completely redone with top quality materials. Going upstairs, a charming corridor leads to a first double bedroom, perfect for guests. The second, larger double bedroom has a traditional fireplace inside and independent external access via the traditional external staircase. The bathroom on the upper floor, which is larger, has the same finish as the one below. With access from the outside, there is also a storage/laundry room at the rear of the farmhouse, the technical room and the traditional outdoor bread/pizza oven, located near the front pergola. The property can be extended by a further 100 square metres; a project to enlarge the living room, already approved at a previous time by the municipality of Todi, is available.



Casale Battifolle was renovated in 2019; externally in stone and brick, it reveals a combination of tradition and modernity inside. It is ready to live in, perfect in every detail. Splendid old beams adorn the ceilings, the floors are in period terracotta, the windows in wood with double glazing; the bathrooms and kitchen have been entirely redone with high quality materials and contemporary touches. The area around the pool and the floor under the front pergola are paved in fine travertine.

The recently redone heating system has an LPG boiler with radiators. An air conditioning system with hot/cold splits in the various rooms was also recently installed. The municipal aqueduct is connected. Outdoor lighting and automatic irrigation available in the garden. Internet wi-fi present.

Casale Battifolle, due to its compact size and low maintenance requirements, is perfectly suited as a second home and/or for tourist rentals, also thanks to its strategic location and proximity to services.

Casale Battifolle is located less than 1 km from the fortified village of Ripaioli and only 11 km from the centre of Todi, a lively town, rich in history and with many points of artistic and cultural interest. The view is marvellous and free of disturbing elements; the farmhouse enjoys excellent privacy and silence, even though it is not isolated. There are no directly visible neighbours, although the community in and around Ripaioli is very welcoming and open in the classic authentic style of a placid Italian village, based on traditions and sharing.

The property complies with the town-planning norms and is provided with certificate of habitability.

The property is in the name of a private individual and the sale will be subject to tax in accordance with current regulations.

Conditie: Reformed  
Gebouwd: 1800

### **Algemeen**

Lot Afmeting: 2000 m<sup>2</sup>

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T1904/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1904/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8234



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