

# 360

PRIVATE VILLAS

## VILLA PACIS

ITALY | TUSCANY



**4 Bedrooms**



**8 Guests**



**£8130 - £11605 / week**







- › Chef service available
- › Family villa
- › Heatable Pool
- › Near shops/restaurants
- › Romantic villa
- › Secluded location
- › With WIFI

"Tucked away among the hills overlooking the splendid Tiber National Park, fully immersed in the peaceful atmosphere of the Umbrian countryside yet just minutes away from the picturesque medieval town of Todi, this newly renovated farmhouse is now a magnificent eco-friendly contemporary home with heated pool and the most breathtaking views over the Tiber valley".

Part of a private 1.5 hectare estate situated 320 metres above the sea level, the property has been refurbished only with the best avant-garde materials and technologies. In fact, thanks to a heat pump, to radiant floors, a homogeneous and pleasant temperature is guaranteed both in summer and winter. No air conditioning or radiators, are used but a cooling system-underfloor heating. A forced air system further optimizes the well-being of the house: the farmhouse features an A4 energy class. The style encompasses traditional elements brought up-to-date with add-on's for today's lifestyles: there is a heated pool equipped with umbrellas and deck loungers, offering a breathtaking view of the valley. The proximity to a number of small villages with restaurants, bread shops, organic markets, artisans' shops, hidden little churches and monuments, not to mention proximity to all the main towns of Umbria means you can fully relax here and enjoy a hassle-free holiday, good for your body, mind and soul.

## ACCOMMODATION

### **Ground floor:**

Large living room, fireplace, TV corner.

Large library wall.

Bathroom.

Huge American-style kitchen/ dining area, fireplace for cooking, island, snack corner for an aperitif, large table for 12 people.

Door to terrace.

### **First floor:**

Hallway.

Double bedroom, large fireplace.

Twin bedroom.

Shared shower room between the 2 bedrooms above.

Master bedroom, 50 m2, large sliding doors to balcony with panoramic views, en suite bathroom, shower.

### **Lower ground floor:**

Independent studio (not available in winter) comprising:

Double bedroom, en suite shower room.

Living area with 2 sofa beds, table and chairs.

Laundry room.

### **Grounds:**

3.6 acre estate comprising ample lawn areas, mature plants and garden. Summer kitchen in the shade of large plants and sheltered by a pergola, furnished with fireplace, sink and 4 burners, table for 10 people.

Private 13m x 6m pool (depth: 1.2m - 1.6m; Roman steps), sunbathing area. Ample parking.

## DISTANCES

Shops/ bars/ restaurants: 15 minutes.

Todi: 15 minutes.

Orvieto: 40 minutes.

Rome (Fiumicino) airport: 2 hours.