



Chalet for sale in Magione San Feliciano € 450.000 Ref. CBI160-2553-17



230 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 18

DESCRIPTION

In a privileged position, just a few kilometers from Magione, we offer for sale this splendid panoramic property which offers enchanting views of one of the main naturalistic beauties and rarities of central Italy, Lake Trasimeno.

This particular residence is composed of two mirror-image and totally independent housing units, of 115 square meters each, and is characterized by a modern and exclusive design.

The undisputed protagonists of the house are the large and bright windows overlooking the lake, which offer a luxurious and at the same time serene and comfortable living experience, integrating the internal spaces with the surrounding natural beauty.

COMPOSITION

Both properties show off a minimal, distinctive and captivating style and are composed of a kitchen, living room with dining area and direct access to the external veranda, storage room and 3 bedrooms with en-suite bathrooms.

Built in 2012 in energy class A1, the recently built residence features underfloor heating, air conditioning, WiFi and a volumetric and perimeter alarm system.



OUTDOOR SPACES

The external veranda, which can be accessed directly from the living room, offers an optimal place to enjoy the outdoors and to enjoy a pleasant breakfast overlooking the lake.

Furthermore, the property is enriched by a well-kept garden of approximately 800 m2 including an external parking space.

USE AND POTENTIALITY

This residence is perfect for those looking for a modern solution in the immediate vicinity of Lake Trasimeno, which set like a diamond between the Umbrian hills and the Tuscan valleys offers medieval villages rich in history, enchanting landscapes and picturesque islands. Divided into two residential units, it is ideal for reserving an intimate and private space for friends and relatives who dream of an unforgettable Umbrian stay.

Furthermore, offering the possibility of renting one or both units, it also presents itself as an excellent form of investment.

Certification

Energy Class: A1

Features

Property ID: CBI160-2553-17

Contract: Sale

Categoria: Chalet

Address: Strada del Carrato, 18/A

Zip Code: 6063

Municipality: Magione

Zona: San Feliciano

Total sqm: 230 sq.m.

Bedrooms: 6

Bathrooms: 6

Rooms: 18

Internal condition: Restored

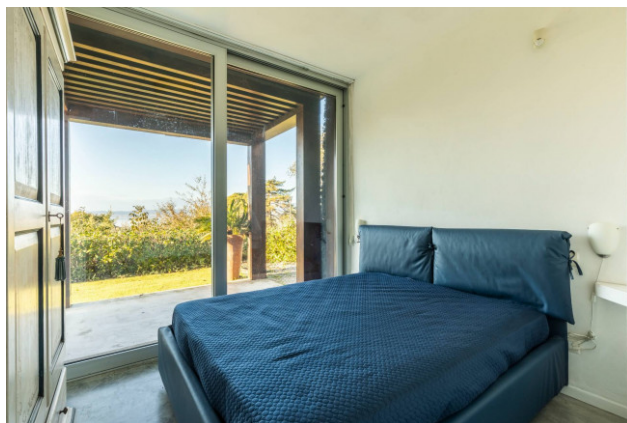
Independent heating: Heating

Date of construction: 2012

Current Status: Available after the deed of sale

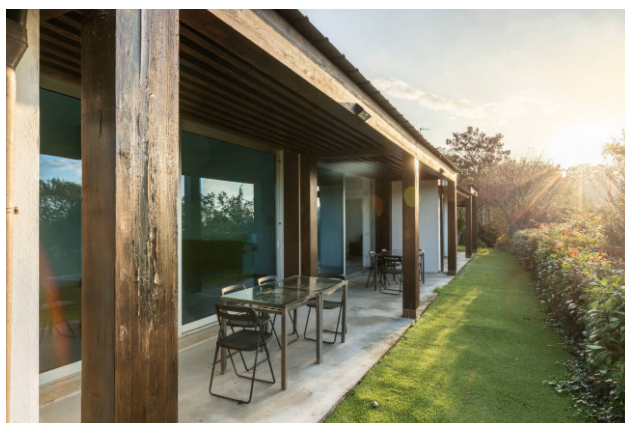
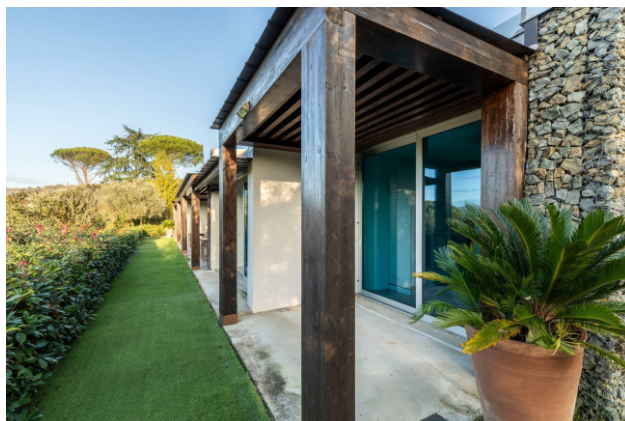
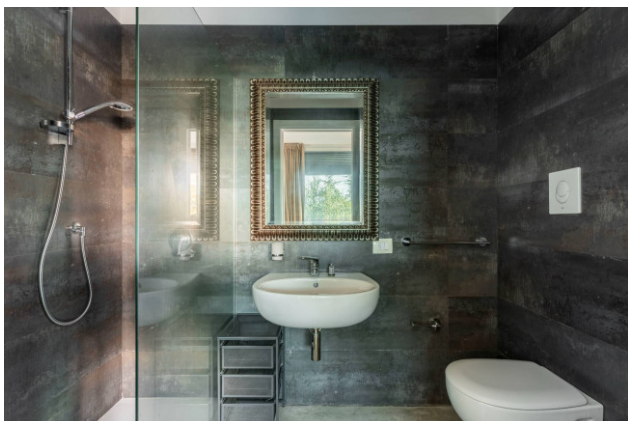
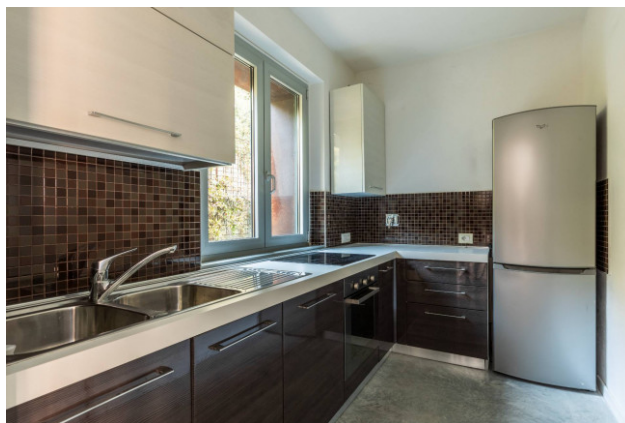
Garden: Private

Kitchen: Regular Kitchen











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SONO CONSULTABILI SOLO SU RICHIESTA**



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