



## **Villa for sale in Passignano sul Trasimeno**

### **€ 1.495.000**

### **Ref. CBI134-1917-54**



**350 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 18**

#### PROPERTY DESCRIPTION

This prestigious residence, immersed in the enchanting Umbrian landscape near Passignano, offers an unrivaled panoramic view of Lake Trasimeno.

Divided over two levels, it is characterized by two independent real estate units, both developed on two levels, ground floor and first floor.

The main unit consists of four bedrooms, four bathrooms, a gourmet kitchen and a double living area, one of which has a fireplace which contributes to creating a warm and harmonious atmosphere, as well as a small study. The large windows offer breathtaking views, a postcard that paints the lake and its surroundings in changing colours.

The second accommodation, more intimate and intimate and perfect for hosting relatives or friends, offers two bedrooms, two bathrooms, a well-equipped kitchen and a welcoming living room.

#### STATE AND FINISHES

The renovation of the property, completed in 2017, was meticulous. Every detail has been taken care of with skill, from the choice of materials to the fine finishes that give the villa a timeless character.

Attention to the environment and energy efficiency are a concrete commitment, highlighted by the two heat pumps, 8 kW of



photovoltaic panels with 6 kW storage and the three solar panels for domestic hot water. This home embraces renewable energy as an art form, preserving the natural beauty of the location and contributing to a sustainable future. A touch of innovation makes room with the charging for electric cars from the Volbox brand. Finally, security is guaranteed by the video surveillance system with three cameras, which discreetly keep watch over this luxury oasis ensuring safety and protection.

#### OUTDOOR SPACES

Outside, the magic continues with a 72m2 panoramic swimming pool that seems to merge with the lake below. A pleasant barbecue area serving it is located in the 7000 m2 fenced garden. The property also has surrounding land which extends for approximately 1.5 hectares. 150 olive trees give the environment a touch of authentic Umbria.

#### PANORAMIC POOL WITH LAKE VIEW

The swimming pool, located in a panoramic position thanks to its elevated position, offers a splendid view of Lake Trasimeno and the entire surrounding valley. Furthermore, it is surrounded by a pleasant Italian garden with trees and plants that immensely elevate the entire property.

#### USE AND POTENTIALITY

Give yourself the privilege of owning this paradise and let the timeless beauty of this Villa capture your heart. This splendid luxury residence is a true architectural poem, a tale of style and refinement immersed in the evocative heart of central Italy. The property is perfect for those who want to live in an exclusive environment surrounded by nature, for those who love to spend holidays in the company of friends and family or for those who want to create a high-level hospitality business.

#### DISTANT AND LOCATIONS

##### City

- Tuoro sul Trasimeno 14 km
- Passignano sul Trasimeno 8 km
- Perugia 28 km
- Assisi 51 km
- Rome 195 km

##### Sea and Lakes

- Lake Trasimeno 4 km
- Tyrrhenian Sea 175 km
- Adriatic Sea 147 km

##### Airports

- Perugia Airport 9km
- Florence Airport 124 km
- Rome Fiumicino Airport 146 km

##### Freeways

- Freeway

#### UTILITIES

Heating Heat pumps, LPG

AUTOMATIC external lighting

AUTOMATIC watering

3 camera surveillance system

Internet Fiber optics

Water 2 wells with depths of 35 and 110 m

Electricity Powered by photovoltaic panels beyond the Enel network

## Certification

**Energy Class: A1**

## Features

Property ID: CBI134-1917-54

Contract: Sale

Categoria: Villa

Address: strada Provinciale, 142

Zip Code: 6065

Municipality: Passignano sul Trasimeno

**Best Properties**

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Total sqm: 350 sq.m.	Bedrooms: 6
Bathrooms: 6	Rooms: 18
Internal condition: Restored	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 1970	Current Status: Available after the deed of sale
Balconies: Present, 4 sq.m.	Terrace: Present, 50 sq.m.
Garden: Private, 7.000 sq.m.	Sea distance: 1.000 meter
Kitchen: Exposed Kitchen	

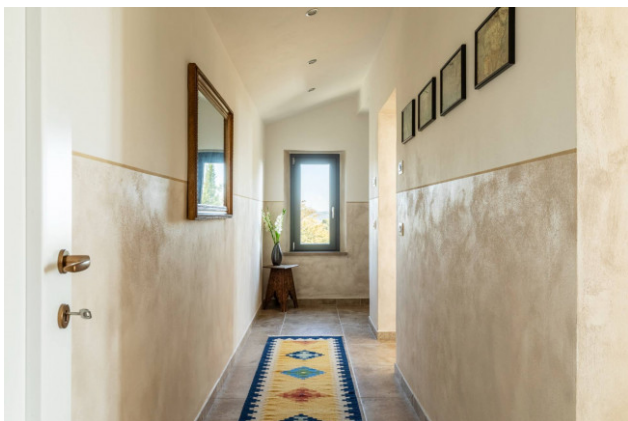




















**PER MOTIVI DI PRIVACY LE PLANIMETRIE  
SONO CONSULTABILI SOLO SU RICHIESTA**

