Coldwell Banker Best Properties
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Villa for Sell in Passignano sul Trasimeno

strada Provinciale, Perugia, 06065 (PG)

890.000€

Contact info

Coldwell Banker Best Properties

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Description

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

Details

Property ID: CBI134-1917-54	Surface: 350.00 m²
Rooms: 18	Garden: Privato, 7.000 sqm
Bathrooms: 6	Energy Class: A1
Bedrooms: 6	

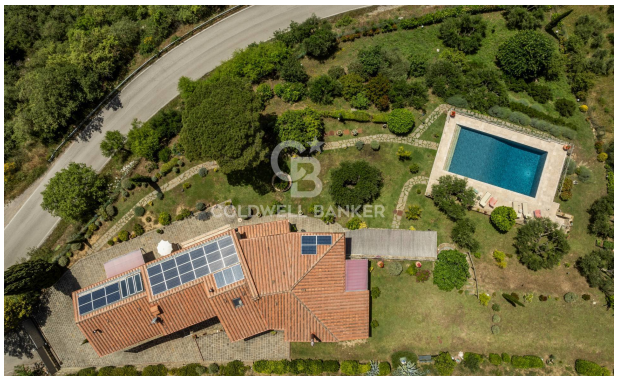
Property Features

- Floor: On two levels
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 350.00 m²
- Rooms: 18
- Bedrooms: 6
- Bathrooms: 6
- Kitchen: Exposed
- Position: Residential area
- Balconies: Presente
- Shower: Yes
- Garden: Private, 7.000 sqm
- Fireplace: Yes
- Safe: Yes
- Swimming pool: Yes
- Terrace: Present

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images



SAMPLE FLOOR PLAN

PER MOTIVI DI PRIVACY LE PLANIMETRIE SONO CONSULTABILI SOLO SU RICHIESTA | FOR PRIVACY REASONS FLOOR PLANS CAN ONLY BE CONSULTED UPON REQUEST

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