Coldwell Banker Best Properties
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Villa for Sell in Passignano sul Trasimeno

Strada Provinciale 142, Perugia, 06065 (PG)

890.000€

Contact info

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Description

PROPERTY DESCRIPTION
This prestigious residence, immersed in the enchanting Umbrian landscape near Passignano, offers an unparalleled panoramic view of Lake Trasimeno.
Divided on two levels, it features two independent real estate units, both developed on two levels, ground floor and first floor.
The main unit comprises four bedrooms, four bathrooms, a gourmet kitchen, and a double living area, one of which features a fireplace that contributes to a warm and harmonious atmosphere, as well as a small study. The large windows offer breathtaking views, a postcard-like view of the lake and its surroundings in ever-changing colors.
The second accommodation, more intimate and cozy 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 property's renovation, completed in 2017, was meticulous. Every detail was masterfully crafted, from the choice of materials to the high-quality finishes that give the villa a timeless character.
Environmental awareness and energy efficiency are a concrete commitment, highlighted by two heat pumps, 8 kW of photovoltaic panels with 6 kW of storage, and three solar panels for domestic hot water. This home embraces renewable energy as an art form, preserving the site's natural beauty and contributing to a sustainable future.
A touch of innovation is added with Volbox electric car charging. Finally, security is ensured by a three-camera video surveillance system, which discreetly monitors this luxurious oasis, ensuring safety and protection.

OUTDOOR SPACES
Outside, the magic continues with a 72-square-meter panoramic swimming pool that seems to merge with the lake below. A pleasant barbecue area serving the pool is located in the 7,000-square-meter fenced garden. The property also boasts approximately 1.5 hectares of surrounding land. 150 olive trees lend the setting an authentic Umbrian touch.

PANORAMIC POOL WITH LAKE VIEW
The swimming pool, located in a panoramic position thanks to its elevated position, offers splendid views of Lake Trasimeno and the surrounding valley. It is also surrounded by a pleasant Italian garden with trees and plants that greatly elevate the entire property.

USE AND POTENTIAL
Treat yourself to 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 masterpiece, a tale of style and refinement nestled in the enchanting heart of central Italy. The property is perfect for those seeking an exclusive setting surrounded by nature, for those who love spending holidays with friends and family, or for those seeking to establish a high-end hospitality business.

DISTANCE AND POSITIONS
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

Details

- Property ID: CBI203-3207-6
- Surface: 350.00 m²
- Rooms: 18
- Garden: Comune, 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: Habitable
- Position: Residential area
- Balconies: Presente
- Shower: Yes
- Garden: Common, 7.000 sqm
- Safe: 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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