



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Tuoro sul Trasimeno (PG) Via Del Porto 1

### Stunning lake-view villa in Umbria

Description in English:

Superb villa in Umbria immersed in vineyards and olive groves on the border with Tuscany and only 7 km from Tuoro sul Trasimeno overlooking the lake, with garden and swimming pool. A charming property that lends itself both as an agriturismo and as a private residence. The property, measuring approximately 560 sqm, is completely renovated and is on two levels with a living room, kitchen, study, dining area, bathrooms and 7 bedrooms divided between the two floors. All rooms are air-conditioned and equipped with elegant furniture and parquet floors. Some include a whirlpool bath, while others boast a shower with chromotherapy. A beautiful swimming pool (6x12m) and a 1-hectare plot of land round off the complex. As for the location, Piazza della Repubblica is 7 km from the property. The centre of Tuoro sul Trasimeno can be reached in 4 km. all located about 6 km Lake Trasimeno. Umbria International Airport can be reached in 50 minutes by car. Umbria is an Italian region that borders Tuscany, Lazio and Marche. Often referred to as the green heart of the country, the region is famous for its medieval hilltop towns, dense forests and local cuisine, especially wines and truffles.

#### INFORMATION

Ref.	Umbria 004
Type	Sale
Category	Villa
Price	1,800,000.00
Annual Expense	
Year	
Energetic Class	VA kWh/m <sup>2</sup> a

#### NUMBER

Rooms	10
Bedrooms	7
Bathrooms	8
Balconies + Terraces	1
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	560
Garden	9900
Cellar	
Balconies + Terraces	60
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Heat Pump		





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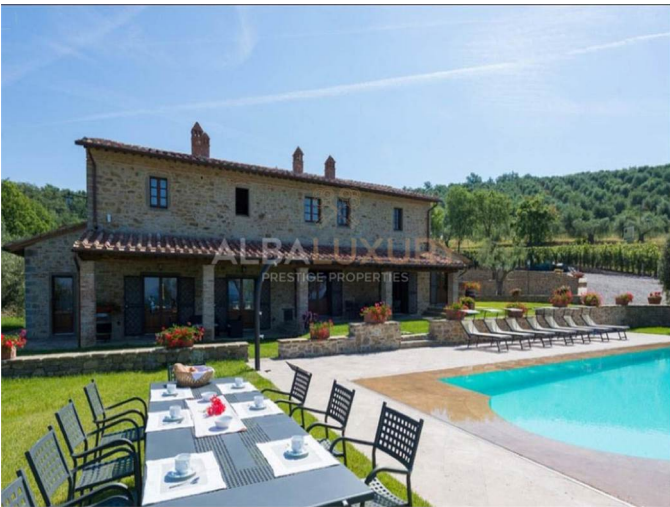
## ACCESSORIES

Air conditioning

Swimming pool

Data network

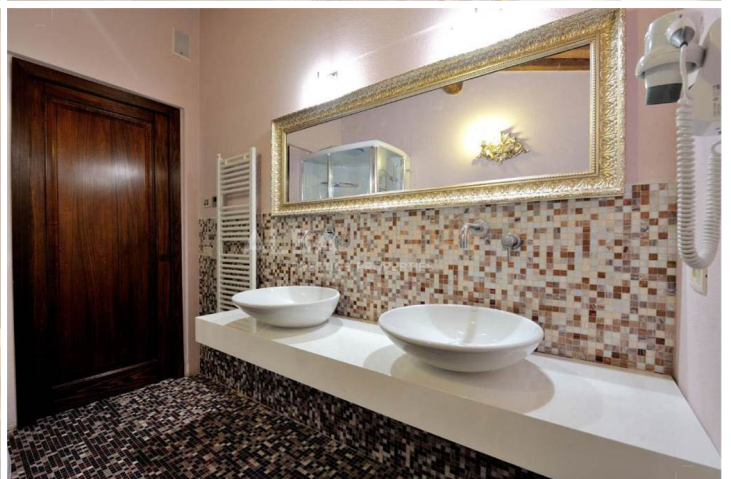
## IMAGES







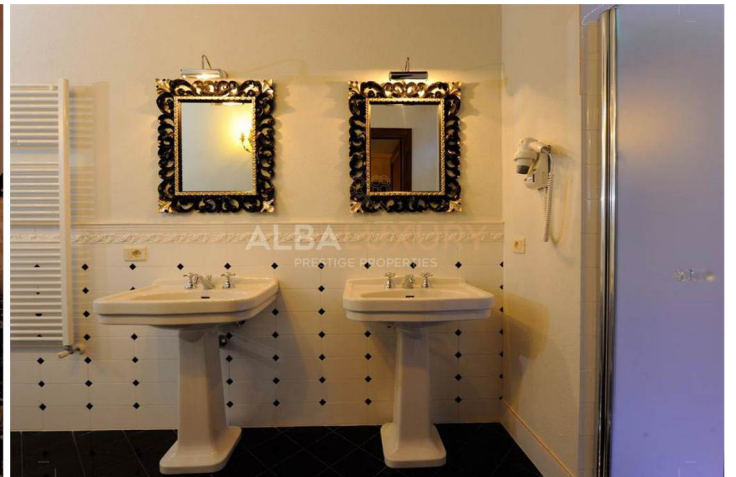
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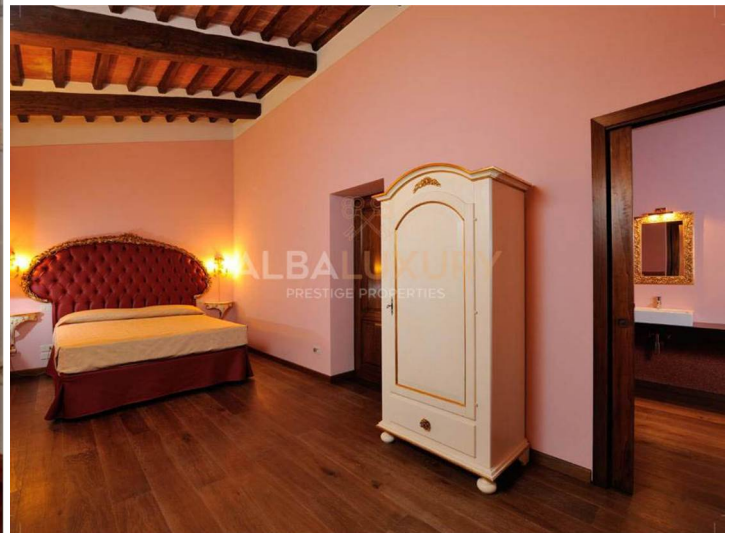
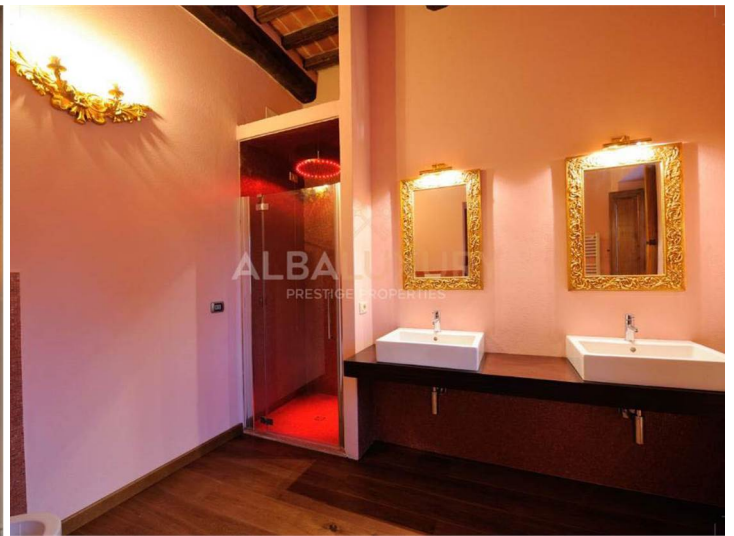
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