

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



## Property near Lake Trasimeno, Umbria

Description in English:

A beautiful property in one of the greenest valleys of Umbria, Vernazzano is a municipality on the border between Umbria and Tuscany, a stone's throw from Lake Trasimeno and surrounded by rolling hills, woods, olive groves, vineyards and cultivated fields. A typical 19th-century Umbrian property that has been finely restored respecting the original features of the farmhouses of the time. We find sandstone and terracotta in both the load-bearing structures of the walls and floors. A property of about 700 square metres now used as a farmhouse complete with land, swimming pools and farm. The farmhouse is divided into 9 flats furnished in rustic style with great attention to detail and exposed beams. They have a private entrance, independent heating and a dedicated outdoor area. The land of the property is about 4000 sqm. Also part of the property is a 100% working farm, where farmyard animals are bred and seasonal food products are grown. This too was built in 1868 and still retains its typical local characteristics. There is also an area

which houses horses, donkeys, ponies and goats. There are also communal areas such as the laundry, reception and a large recreation room with bar and kitchen. Umbria is an Italian region bordering 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 003			
Туре	Sale			
Category	Villa			
Price	1,800,000.00			
Annual Expense				
Year				
Energetic Class	VA kWh/m²a			

NUMBER	
Rooms	15
Bedrooms	15
Bathrooms	11
Balconies + Terraces	
Floor	
Car Space	
Box	

<b>SQUARE METERS</b>		
Commercial	700	
Garden	4000	
Cellar		
Balconies + Terraces		
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**

Swimming pool

Data network

## **IMAGES**





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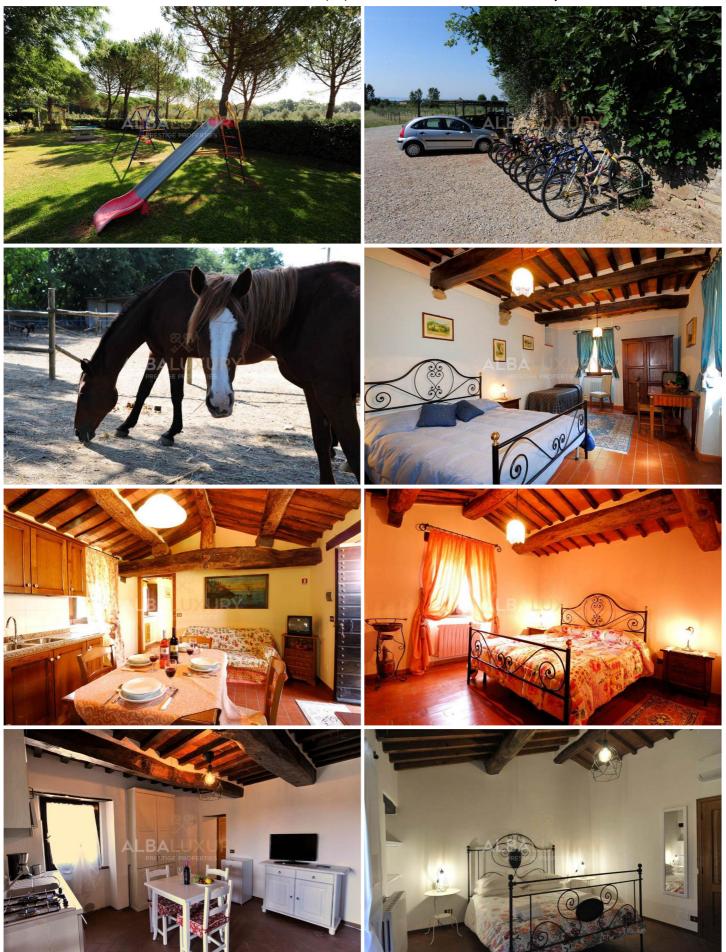
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Annunci - 4



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