



## Villa Sale in Tuoro sul Trasimeno (PG) Via George Byron 50

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

#### NUMBER

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

#### SQUARE METERS

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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