



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 Passignano sul Trasimeno (PG) Via Delle Masse 1

Lake-view property in Umbria

Description in English:

A characteristic property in Umbria dating back to the late 18th century, with a splendid view of Lake Trasimeno. The old town centre and the lakefront are within walking distance, where you can find supermarkets, bars and characteristic restaurants, and from the pier you can take a boat to the Isola Maggiore. This restored property, measuring approximately 300 square metres, can be used both as an agriturismo and as a private residence. Today it is divided into three flats, two of which are about 75 square metres with 1 bedroom and bathroom, living room and kitchen, while the master flat consists of a living room, kitchen, bathroom, staircase leading to the upper floor with 2 bedrooms, bathroom and a cloakroom. The property has exposed beams, terracotta floors and a patio. This is completed by a wonderful panoramic swimming pool and a garden of about 2,000 sqm. Exceptional lake view. Castello Guglielmi is 4 km away and Umbria International Airport is less than 36 minutes by car. The Pasignano Fortress is 300 metres away. Le Delizie di Norcia with a wide range of meals and drinks is 250 metres away. From here you can easily reach Rocca di Passignano sul Trasimeno. 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 002
Type	Sale
Category	Villa
Price	1,400,000.00
Annual Expense	
Year	
Energetic Class	G 325.6

NUMBER

Rooms	5
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	300
Garden	2000
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				



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ACCESSORIES

Swimming pool

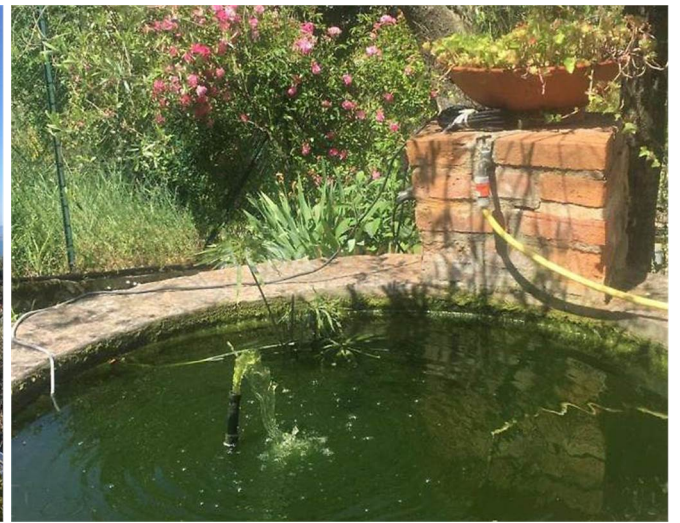
Data network

IMAGES





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