



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) Piazzano 6

Enchanting property between Tuscany and Umbria

Located between the enchanting scenery of Tuscany and Umbria, just 6 km from Cortona, this property offers a unique experience of wellness and relaxation surrounded by unspoilt nature. This former 16th century convent has been skilfully restored with a perfect balance of history and modern comforts. The farmhouse features en-suite rooms, suites and a 100 sqm infinity pool overlooking the beautiful surrounding countryside. Here, you can relax in the indoor pool or indulge in wellness moments at the spa and Total Body Tecnogym gym. There is also an in-house restaurant that uses ingredients directly from the farm's own farm. The property covers 12 hectares of land, including woods, olive groves, pastures and vineyards, offering an environment of serenity and peace. The heart of this property is the main farmhouse, a sumptuous two-storey residence of over 800 m², where guests are welcomed with a classy reception, a restaurant and 3 elegant suites for maximum comfort. In addition, there is the manor house, where attention has been paid to every detail to ensure an exclusive experience. Next to the main house, there are the annexes, which have recently undergone impeccable renovation, where 6 further charming suites are located. The immense expanse of about 12 hectares embraces unspoilt nature, with 2 hectares of charming woodland, 4 hectares of lush olive grove with 1,000 centuries-old olive trees, 5 hectares of green pasture and arable land, and 1 hectare of lush vineyard. Although immersed in nature, the farm is easily accessible via an asphalted road and is within easy reach of services, shops and cultural attractions. If you dream of country life without sacrificing comfort and luxury, this beautiful agriturismo is the perfect choice. Discover the authentic beauty of Tuscany and Umbria, and enjoy an unforgettable experience of relaxation and wellness at Relais Parco Fiorito.

Property Data:

- Type Agriturismo, AgriRistorante, Azienda Agricola
- Land 10 ha. approx.
- Bedrooms House 3
- Bathrooms 3
- Bedrooms with bathroom 4
- Junior Suite with Bathroom 3
- Suite with Bathroom 2
- Kitchen
- Indoor Restaurant
- Reception Hall
- Year of construction 1500
- Year of last renovation 2001
- Condition Renovated
- Outdoor Swimming Pool 14 x 8
- Indoor Swimming Pool 4 X 4
- Wellness Centre
- Tecnogym Total Body Gym
- Fitness trail with 16 apparatus
- Energy Classification G

Surface Data

- Suburb surface D10 (Ed. Centrale, G, H) sqm 562 sqm
- Gym & Wellness (I). (90). 90 sqm
- External Pergola for Restaurant (35) 140 sqm
- Room for Indoor Swimming Pool (M) (90) 80 sqm
- Canopies (A, B, C, D, F). (20) 293 sqm

- Technical rooms (E, I) (50) 98 sqm



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- Solar pavilions (15) 1050 sqm
- Gazebo canopy (L) (30) 45 sqm
- Workout park (10) 3500 sqm
- Commercial surface 1339,60 sqm

Location and Distances

Airport: 50 km
Nearby cities/countries: 6 km
Sea: 130 km
Lake: 10 km
Shops and Supermarket: 1 km
Ski facilities: 50 km
Railway station: 5 km
Hospital: 7 km

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 239
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	G 712.2

NUMBER

Rooms	20
Bedrooms	12
Bathrooms	12
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1200
Garden	120000
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				

ACCESSORIES

Air conditioning

Swimming pool

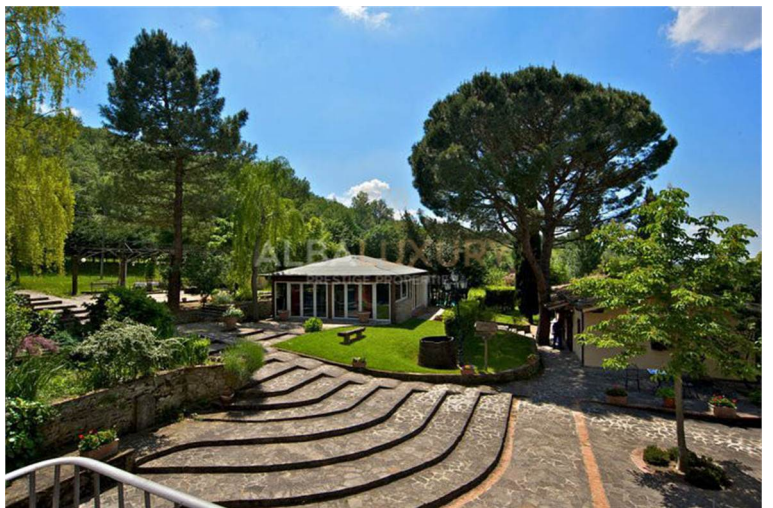
Data network

Veranda

IMAGES

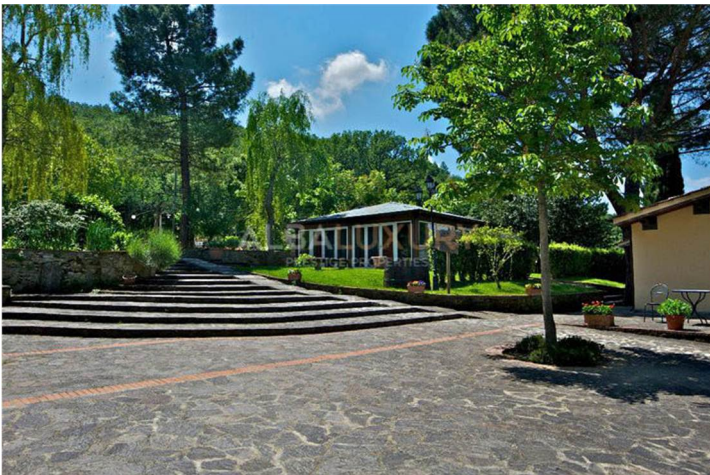


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Marco Albano

Forbes
2022-2023



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