



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 Perugia (PG) strada del rio 1

Beautiful property in Umbria, Petrignano sul Lago

Splendid Property - Petrignano sul Lago, Umbria, Italy

A unique property, surrounded by the natural beauty of Umbria, located in Petrignano sul Lago. This 12-hectare property is a true gem, encompassing an ancient 15th-century Olivetan monastery and a host of exclusive amenities that make it an oasis of luxury and comfort.

Key Features:

Pools for Relaxation: The property boasts two swimming pools - a 7x14-metre outdoor pool surrounded by a charming patio ideal for cool, relaxing moments, and a heated indoor pool available to SPA guests.

Vineyard and Olive grove: With 1.7 hectares of vineyard and 3 hectares of olive grove containing some 400 trees, this property is a real gem for lovers of good food, oil and wine. Here we produce 600 litres of oil and 7000 bottles of high quality Sangiovese every year.

Panoramic View: Dominantly positioned a few minutes from Lake Trasimeno, the property offers a breathtaking view of the surrounding Tuscan hills and the famous Montepulciano.

Food and Wine Tourism: The area is renowned for food and wine tourism, with a high quality culinary tradition. The property fits perfectly into this context, offering first-class local products. **Technological comfort:** The property is equipped with state-of-the-art technological solutions. **Strategic Location:** Only 20 minutes from Montepulciano and 25 from Cortona, this property is the ideal starting point for exploring the surrounding Tuscany and the picturesque Lake Trasimeno area.

Detailed Description:

The spacious 1500 sqm property is currently used as a farmhouse and offers enchanting spaces split over various levels. The ground floor is characterised by large halls with arches in succession and a bright veranda that connects to the outside garden. A monastery chapel converted into a hobby room and a stone staircase lead to the first floor, dedicated to bedrooms and a central hall with fireplace.

In addition, an annex dedicated entirely to a private spa is a place of retreat and regeneration. Here you will find relaxation areas with suspended beds and waterbeds, a Turkish bath, sauna, heated swimming pool and 4 cabins for massages and wellness treatments.

Outside, you can enjoy a magnificent 7x14-metre pool with a spectacular view of the Umbrian-Tuscan hills. At night, the warm lights make this property even more fascinating, while the starry sky offers a unique spectacle.

For wine lovers, the 1.7-hectare vineyard produces the fine 'AMICIZIA', a red wine made from Sangiovese (85%) and Merlot (15%) grapes. In addition, the olive grove produces a high-quality extra virgin olive oil called 'VIVO'.

This property is a luxury escape immersed in the beauty of Umbria, offering exclusive services, breathtaking views and an authentic experience.

Location:

Montepulciano: 18 km

Montalcino: 54 km

Cortona: 18 km

Passignano sul Trasimeno: 21 km

Siena: 74 km

Florence: 116 km

Perugia: 50 km

Rome: 177 km



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INFORMATION

Ref.	Umbria 301
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	25
Bedrooms	16
Bathrooms	20
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1500
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

Fireplace

Swimming pool

Data network

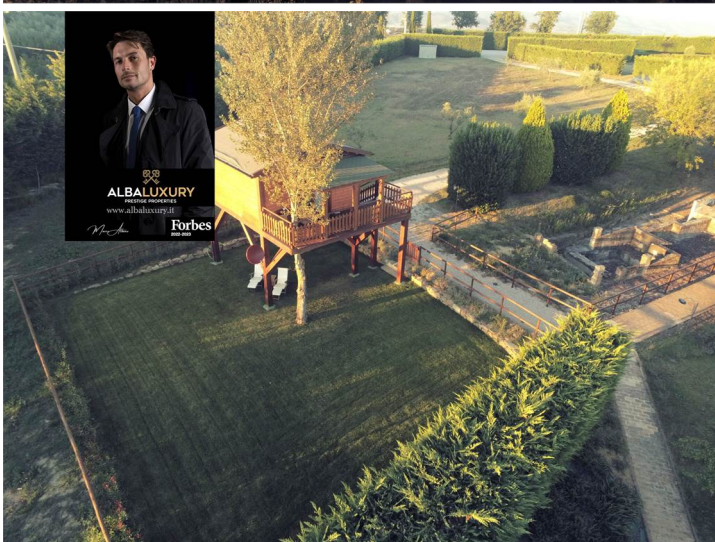
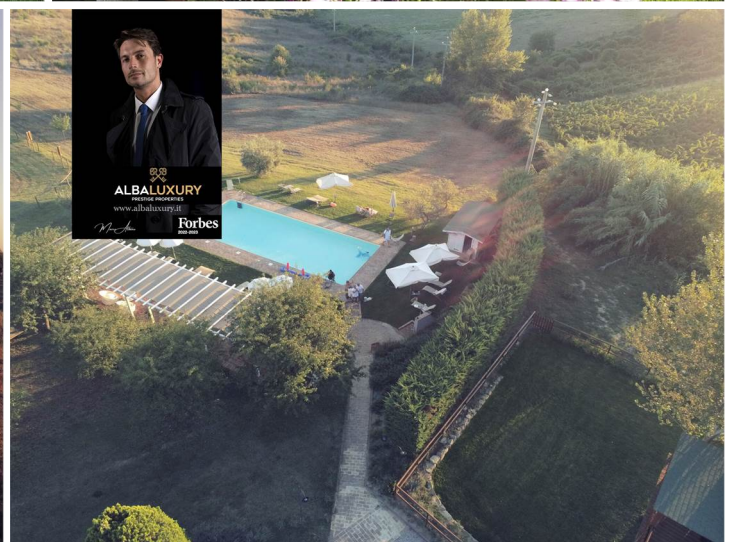
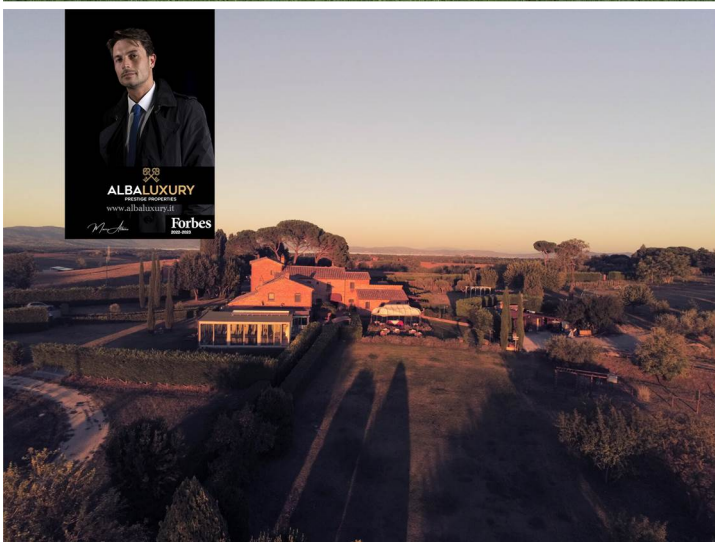
Storage room

IMAGES



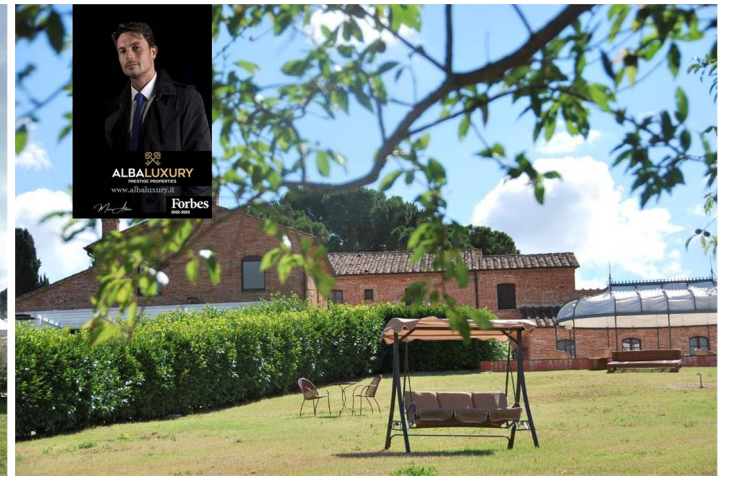


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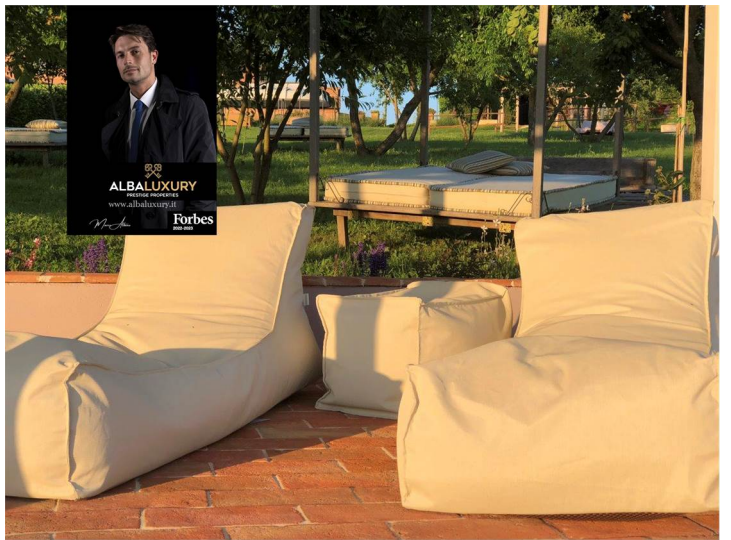
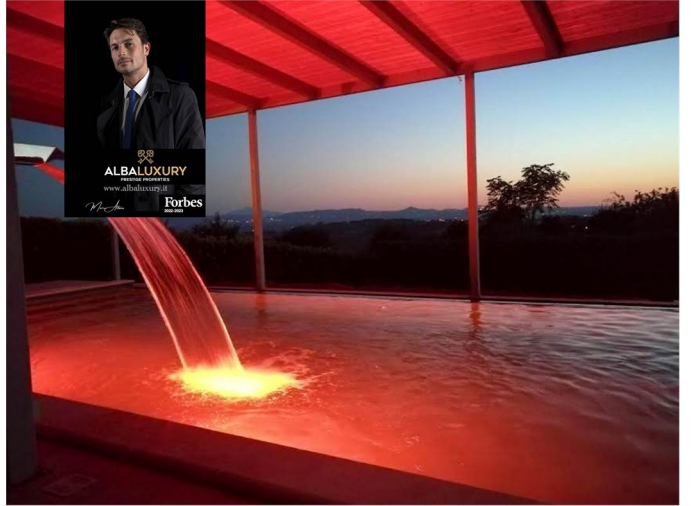


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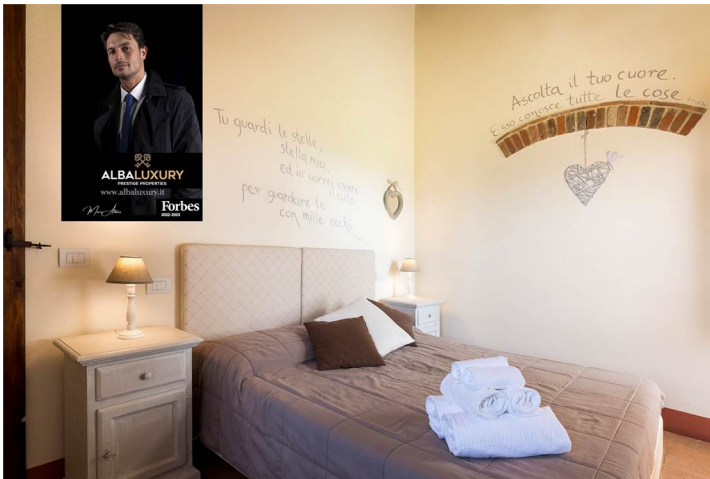


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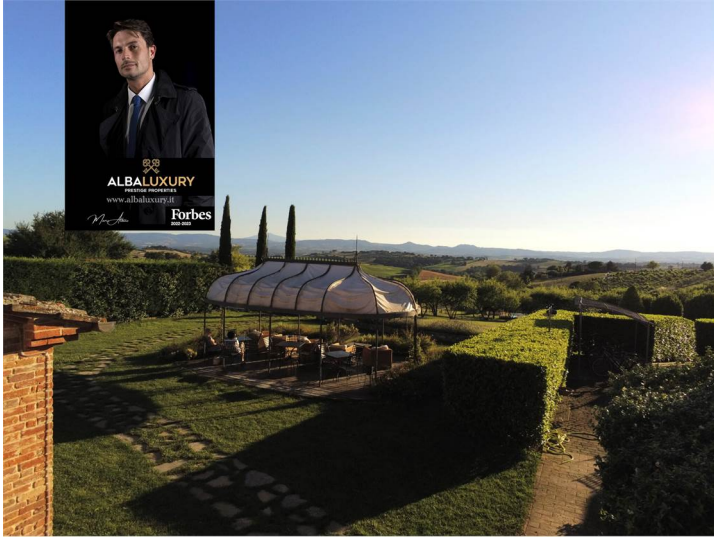


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