



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 G. Taralla 1

Villa on the shores of Lake Trasimeno in Umbria

In a picturesque setting on the shores of Lake Trasimeno, immersed in the foliage of a lush park, emerges this prestigious villa.

The estate, measuring about 1600 square metres and with the possibility of extension for tourist use, is immersed in an enchanting park of about 2 hectares that boasts an open-air bar, a swimming pool, shaded areas and spaces dedicated to the organisation of all kinds of events and rituals. The villa, spread over two floors and accessible by means of a majestic Carrara marble spiral staircase, includes two large halls with a capacity of 50 to 300 persons in total, as well as a terrace from which one can admire Lake Trasimeno in all its pristine beauty. On the ground floor, the villa can comfortably accommodate up to 180 people, offering a cosy and elegant ambience.

In the second hall on the upper floor, it is possible to accommodate 70 to 150 guests, also making use of the space of the spectacular panoramic terrace.

This exclusive and private location is easily accessible via the E45 highway and has ample private parking.

INFORMATION

Ref.	Umbria 298
Type	Sale
Category	Villa
Price	3,000,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	10
Bedrooms	4
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1600
Garden	20000
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

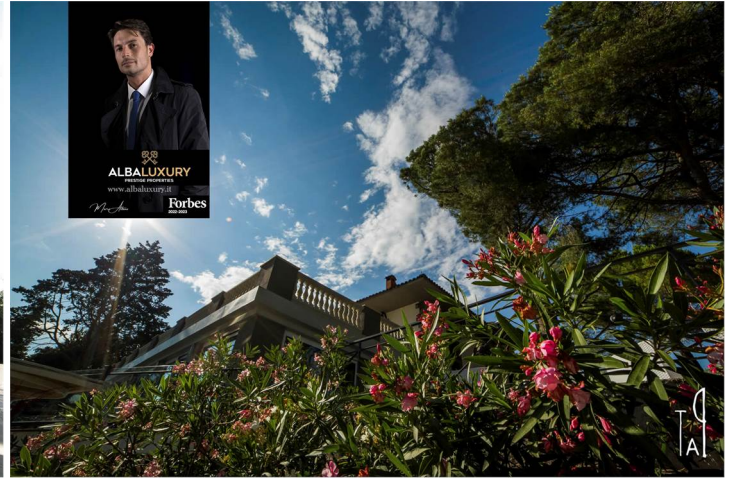
Laundry room

Swimming pool

Data network

Storage room

IMAGES



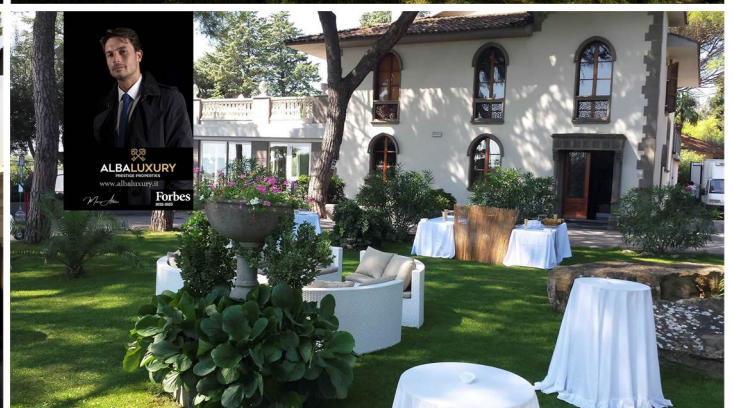
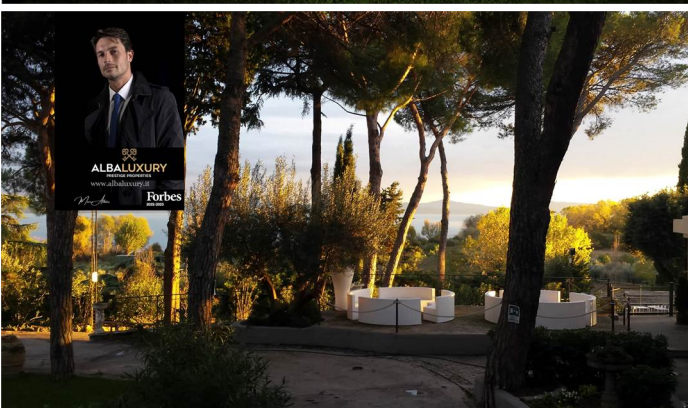
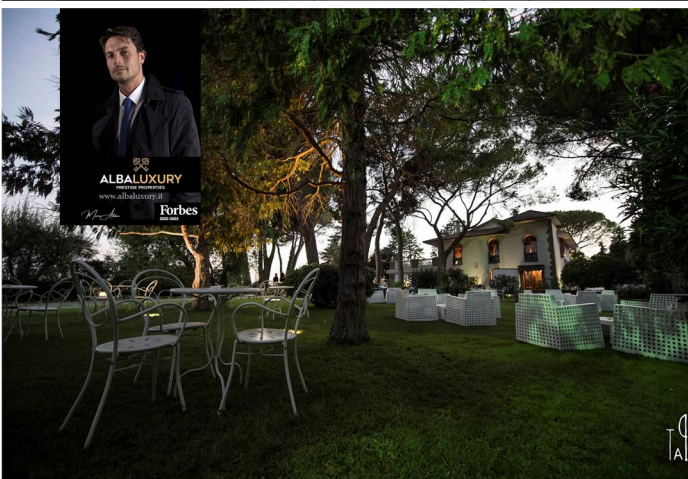
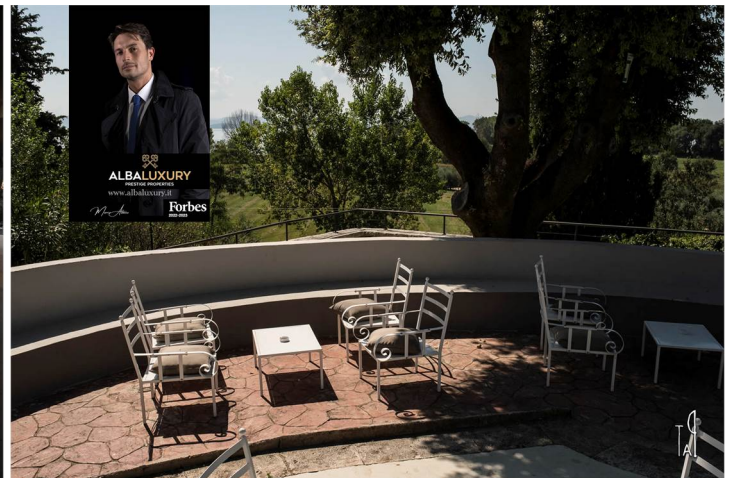


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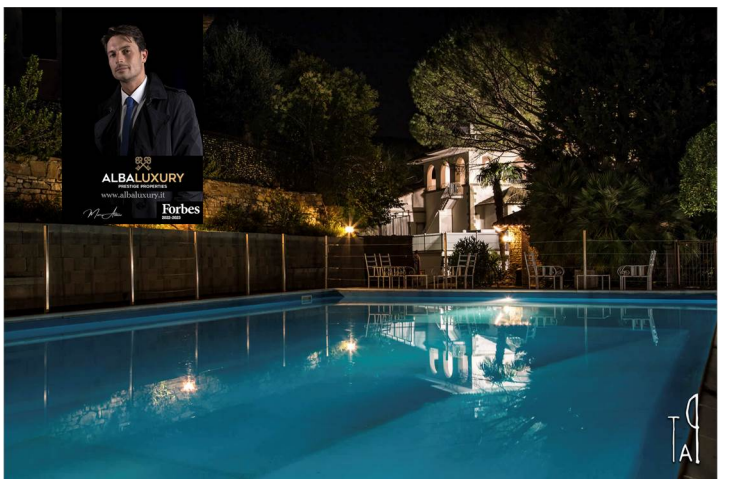
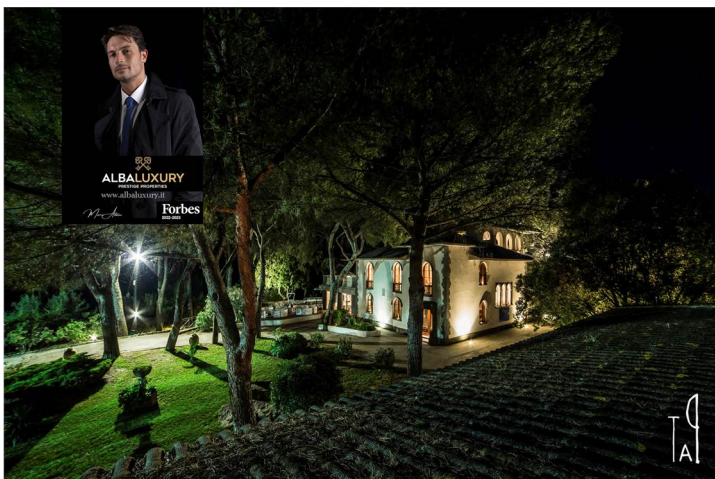


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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

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