



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 Panicale (PG) via trasimeno 599

Fascinating structure between Tuscany and Umbria

Fascinating structure dating back to the Renaissance period on the border with Tuscany, on Lake Trasimeno, a location in the unspoilt nature of the Green Heart of Italy in Umbria.

Renovation work began in 1985 and had the main objective was to harmoniously combine historical tradition with modern comfort. In 2008, energy-saving work was again carried out.

The building consists of the Renaissance Palace (approx. 1500 qm), which is spread over four floors:

Basement: Kitchen, Water Room, Changing Rooms and Personal Bathrooms Ground Floor: Reception, Bar and Restaurant

First Floor: Multipurpose Hall (suitable for Meetings, Courses, Conferences) and three flats.

Second Floor: A Wellness and SPA area is planned, about 800 square metres -this kind of investment (Tourism, Wellness, Energy Saving, Quality) often finds funding from the European community up to a maximum of 30% non-repayable.

In the four buildings surrounding the Renaissance Palace are 22 flats with 70 beds are located in the green surroundings of the Parco

Trasimeno Park . Typologically, they are divided into 2 one-room apartments, 13 two-room apartments and 7 three-room apartments. All the flats are furnished in Umbrian style, comfortable and cosy with cosy with energy-saving magnetic card access.

A designer swimming pool with waterfall and Jakuzzi set among the rocks on a natural terrace and breathtaking views of Lake Trasimeno at sunset crowns it all.

General summary:

A covered area of approximately 3070 sqm and consists of:

- a Renaissance palace Braccio Baglioni (E): (~2010 sqm):
in the basement: the kitchen, water room, staff changing rooms, bathrooms (~101sq.m);
on the ground floor: the Restaurant, Reception, Bar (~637 sq m);
on the first floor a multipurpose hall (~160 sq m) and three two-room apartments Estro 1, 2 and 3,
- on the second floor: to be completed with a Wellness/Wellness centre project (~637 sq m).
- surrounding it are four houses (A,B,C,D) (~973 sq m) to which correspond 22 flats, typologically subdivided into 7 three-room apartments, 13 two-room apartments and 2 studio apartments for holidays and 70 authorised beds.
- an old wood-burning oven with outdoor kitchen (F) (~19 sq m) and summer garden
- an annexe (~68 sqm): used as tool shed
- crowning the property a natural swimming pool (P) set among the rocks on a natural terrace with breathtaking views of the spectacular sunsets of Lake Trasimeno.

LAND AREA OF APPROX. 44000 SQM CONSISTING OF

- land facing the lake with cycle path, which connects to the nearby village centre
- land at the immediate service of the buildings fenced and used as a garden, parking area and with an approved project for sports facilities (such as beach volleyball, multi-purpose court, bowls and fitness trail, currently suspended).

PUBLIC BUSINESS LICENCES:

- Extra-hotel licence for the rental of holiday homes and flats
- Licence for the administration of food and beverages

WATER

The property has its own water supply:

there are three ancient wells and a cistern, which guarantee a constant inflow.

ELECTRICITY



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There are three contactors for electricity of 10 kW, 18 kW and 20 kW respectively, one for the accommodation, one for the restaurant and one for the swimming pool.

Central and strategic position: on the border with Tuscany it is located on Lake Trasimeno, a pleasant spot in the uncontaminated nature of the Green Heart of Italy: UMBRIA on the road that runs alongside the lake, a stone's throw from S.Arcangelo di Magione. About 30 minutes' drive from the area's main spas, golf courses, racetrack, horse-riding centres, polygons, ferries, water sports, museums...

Well connected: the reference train stations are Chiusi-Chianciano Terme (20 min.) - Terontola (30 min.) and Perugia (30 min.), while the airport is Perugia San Francesco (about 35 min.).

In front of the facility there is a bus stop for connections to Perugia.

INFORMATION

| | |
|-----------------|--------------|
| Ref. | Umbria 033 |
| Type | Sale |
| Category | Villa |
| Price | 3,500,000.00 |
| Annual Expense | |
| Year | |
| Energetic Class | VA |

NUMBER

| | |
|----------------------|----|
| Rooms | 50 |
| Bedrooms | 29 |
| Bathrooms | 31 |
| Balconies + Terraces | |
| Floor | |
| Car Space | |
| Box | |

SQUARE METERS

| | |
|----------------------|-------|
| Commercial | 3070 |
| Garden | 44000 |
| Cellar | |
| Balconies + Terraces | |
| Attic | |
| Tavern | |
| Box | |

FEATURES

| | | | | | |
|---------------------|-----------|-------------|-----------------------|------------|------|
| Property Conditions | Good | Rank | Elegant | Position | Lake |
| View | Open View | Orientation | North West South East | Free Sides | 4 |
| Garden | Private | Heating | Independent | | |

ACCESSORIES

Swimming pool

Data network

IMAGES



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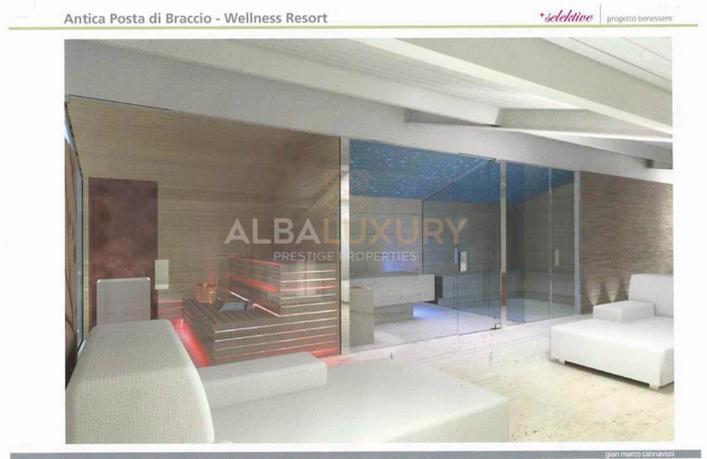


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