



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 info@albahome.it www.albaluxury.it



Villa Sale in Passignano sul Trasimeno (PG) Località san vito 1

Villa Sale in Passignano sul Trasimeno

This contemporary jewel is nestled in a 2-hectare olive grove, a short drive from Passignano sul Trasimeno. The retreat features three bedrooms, three and a half bathrooms, high-speed WiFi, a smart home system, spacious indoor and outdoor living areas, a large courtyard with a heated saltwater infinity pool, and a rooftop area with a brazier. The villa has been designed to be an environmentally friendly accommodation.

The Residence

The villa is a newly built contemporary residence, designed to offer stunning panoramic views of the lake from every room. These breathtaking views are most captivating at sunset, with a spectrum of vibrant colors.

Living Area, Kitchen, and Dining Room

Natural light floods every corner of the residence, revealing a spacious living area at the entrance. The lounge area is furnished with a cozy sofa and chairs, complemented by a built-in fireplace and a 65-inch wall-mounted Smart TV. The open space features a contemporary kitchen with a large island, equipped with state-of-the-art Bertazzoni and AEG appliances. The dining room, which can accommodate up to 6 people, is positioned adjacent to a glass wall that offers a picturesque backdrop of the lake, ideal for enjoying a meal with a panoramic view.

Bedrooms and Bathrooms

The villa can accommodate six guests in three tastefully furnished bedrooms, each offering breathtaking views and direct outdoor access.

Goddess Suite: King-size bed (180x200), desk, walk-in closet, and private bathroom with open shower and independent chromotherapy bathtub.

Ruby Suite: Queen-size bed (185x195), work station, two built-in wardrobes, and private bathroom with double vanity and contemporary shower.

Sage Suite: Queen-size bed (185x195), cozy sitting area, two built-in wardrobes, and private bathroom with double vanity and modern shower.

Outdoor Areas

The front courtyard is adorned with white magnolia flowers, a generous pergola, a barbecue area, and an outdoor dining room. The saltwater infinity pool, available year-round, features hydro-massage seats and offers a panoramic view. The impressive rooftop terrace overlooking the lake includes a seating area with a brazier. The property has a gated entrance, a covered parking space for two cars, and the possibility to recharge electric cars.

Eco-Sustainability

The villa is dedicated to being as environmentally friendly as possible:

Eco-friendly cleaning products.

Low energy consumption lights and appliances.

Locally sourced eco-friendly toiletries.

Solar water heater.

Recycled wood furniture or locally sourced materials.

Electricity generated from solar panels.

Low energy consumption windows and insulation.

Additional Information



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The villa includes centralized heating/air conditioning, underfloor heating/cooling, washer and dryer, and private access to the entire property.

Additional services (inquire for rates):

- Daily cleaning service
- English/continental breakfast served
- In-home massage and yoga practice
- Wine tasting at local wineries
- Bicycle and e-bike rental
- Private chef
- Cooking class
- Rooftop aperitif with a private mixologist

USEFUL INFORMATION:

- The pool is not fenced and is located near the main entrance.
- The accommodation is not fully fenced.
- Wildlife can easily cross, so be cautious at night.
- Only one nearby neighbor, who lives in town and makes occasional visits.
- Restaurants and supermarkets require the use of a car.
- The access road is well-maintained and accessible even for low cars.

INFORMATION

Ref.	Umbria 088
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	A 121.21

NUMBER

Rooms	5
Bedrooms	3
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	200
Garden	6000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	New
Blind	Wood Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic



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Floors Kitchen **Ceramic**

Floors Bathroom **Ceramic**

Access for disabled **No barrier**

ACCESSORIES

Antitheft

Air conditioning

Fireplace

Chimney flue

Electric gate

Swimming pool

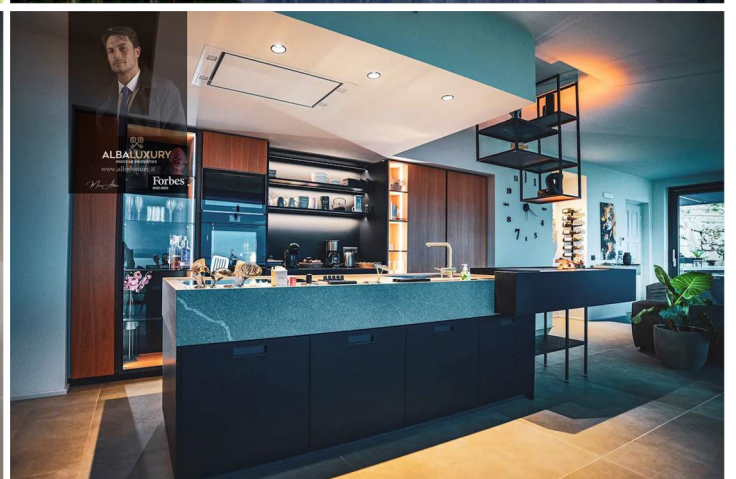
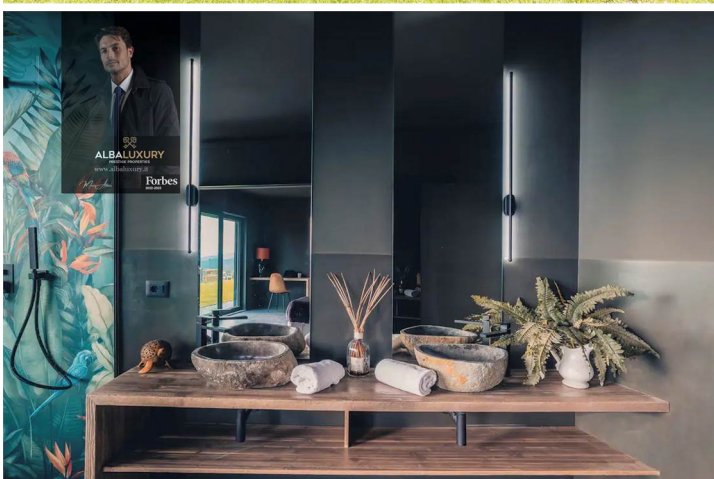
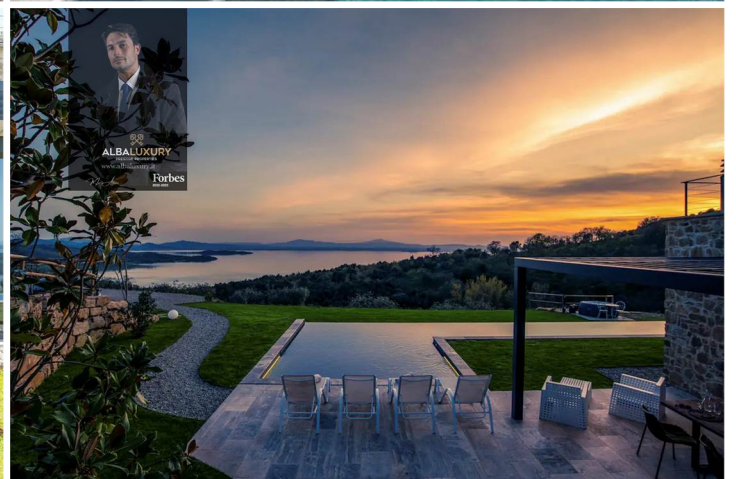
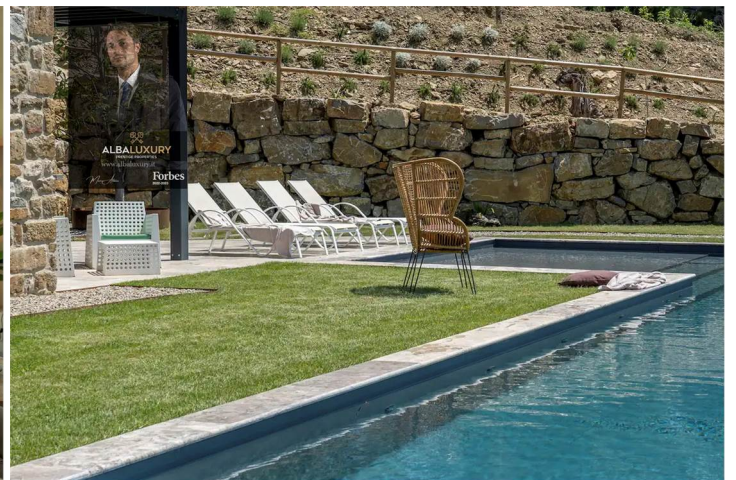
Data network

IMAGES



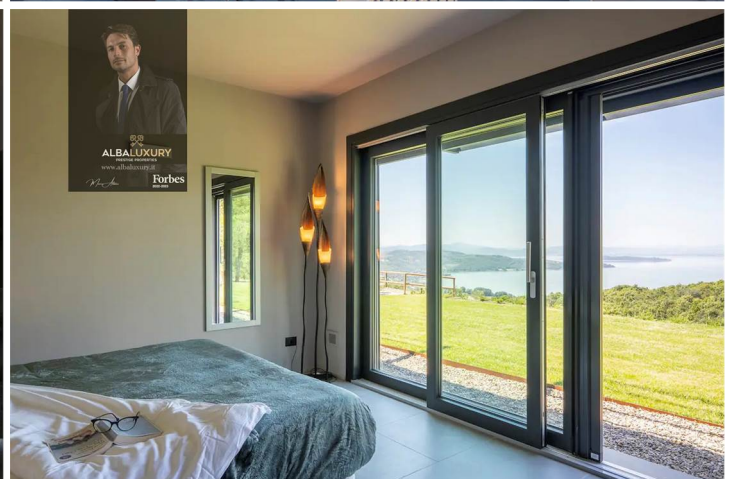
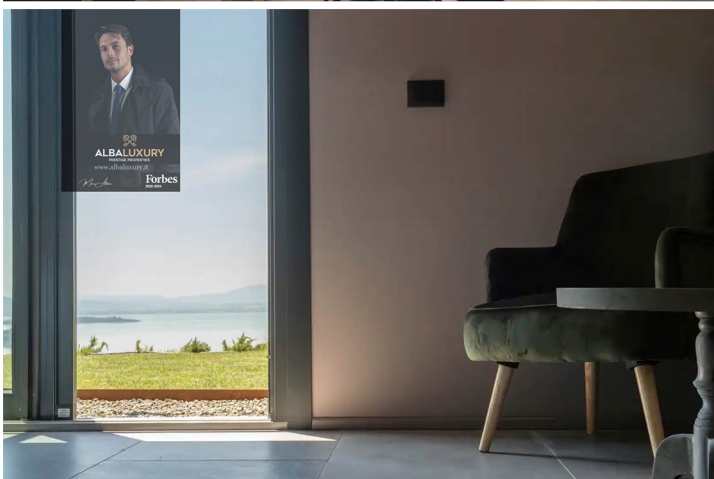
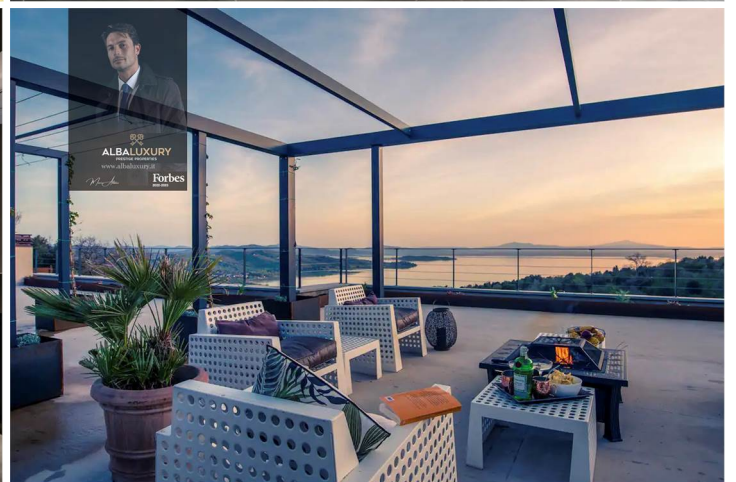
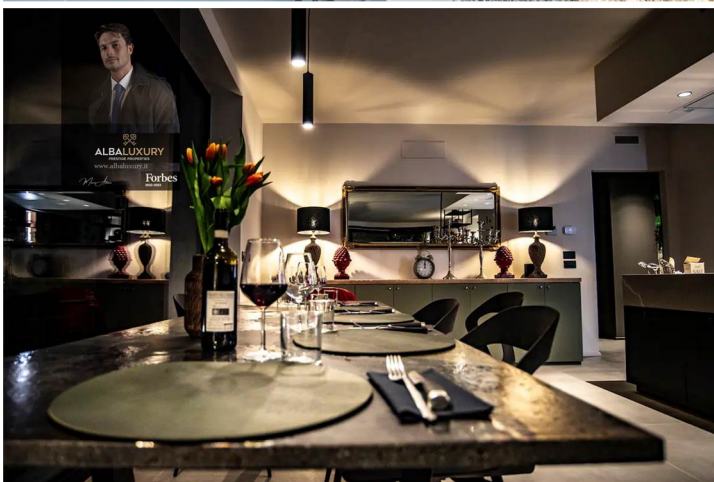


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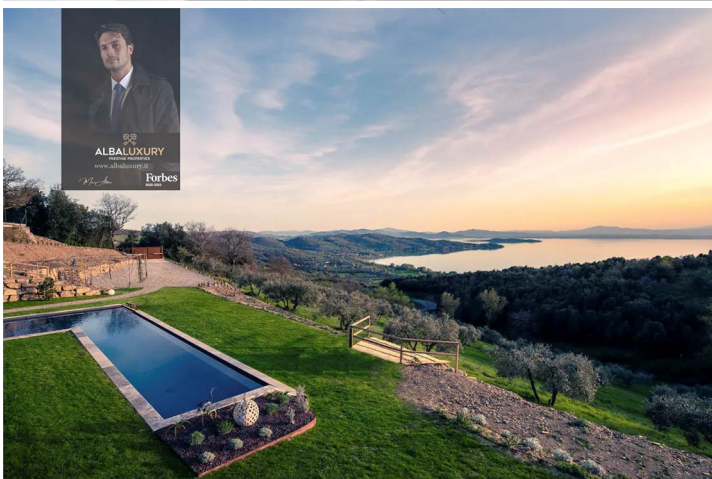
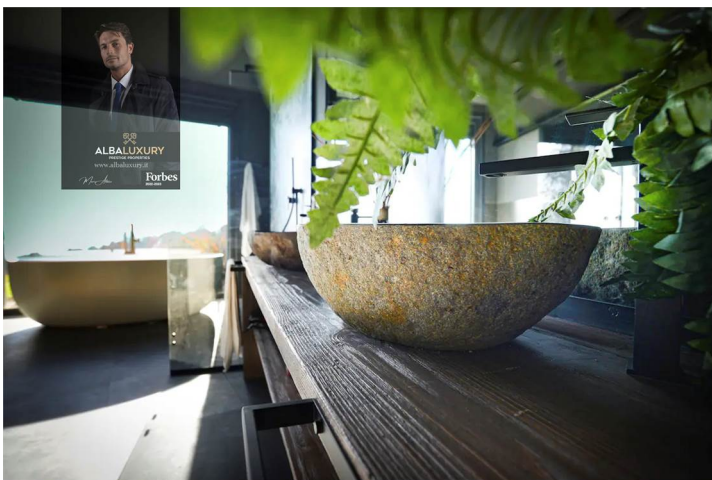
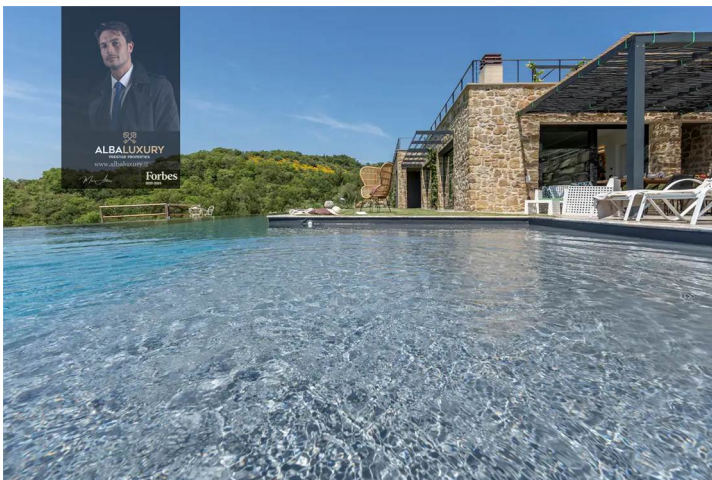


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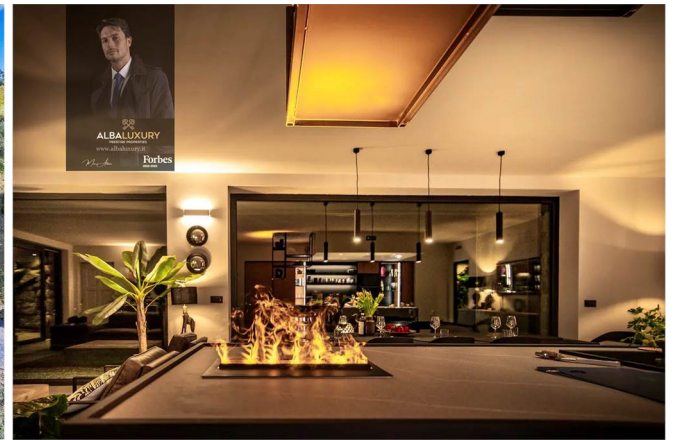
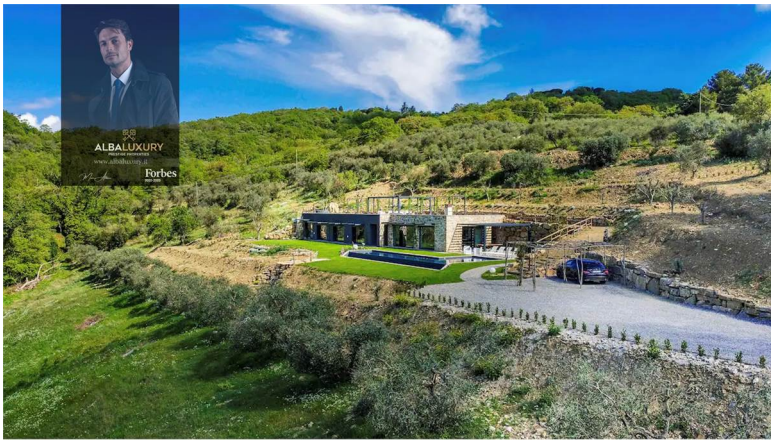


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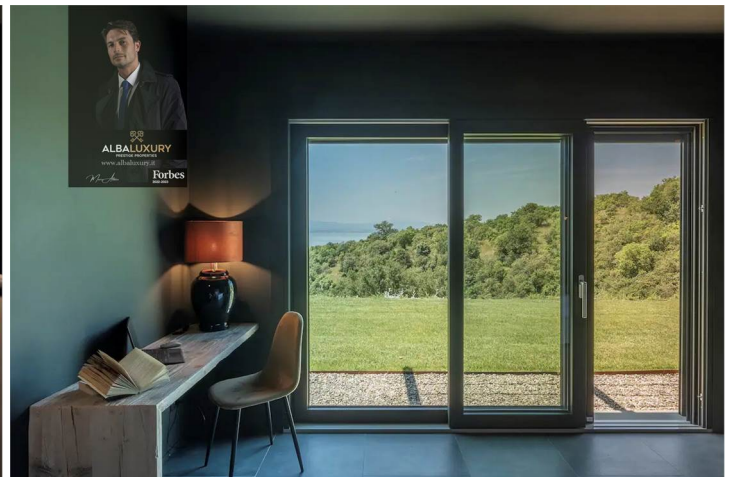
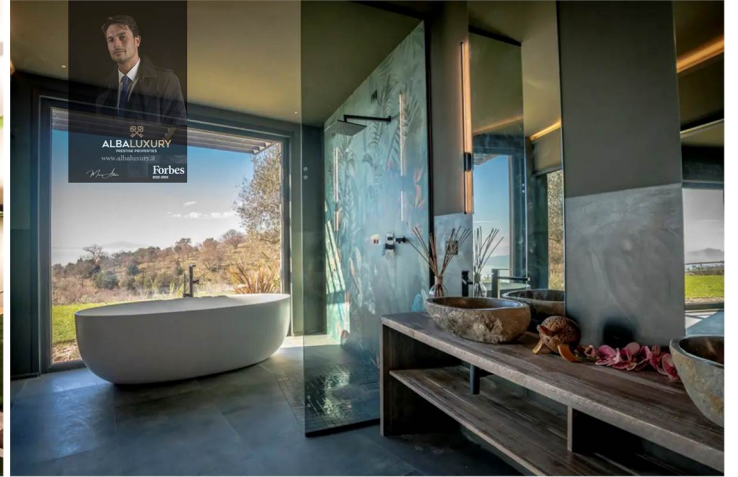


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