DESCRIPTION
The rolling hills give way to smoother ground at the edges of the lake. All around the villa the views are just breathtaking. One hectare of park, completely fenced, envelopes this exclusive farmhouse which has recently been renovated. The external walls are entirely made of stone, in line with Umbrian and Tuscan tradition. The result is a mix of elegance and simplicity, rustic yet high quality.

Extending over three levels this home totals 570m² of internal surface area, with a characteristic handmade Umbrian terracotta flooring and hand painted walls following local traditions. These characteristics continue into every room of the house, with tasteful furnishings and a great natural light infiltrating all angles. On the ground floor the living room boasts a lovely fireplace, followed by a study, large dining room and master bedroom with a large ensuite bathroom including double wash basins, bath tub and shower.

The first floor hosts five luxurious bedrooms, each hand painted to convey the tones and colours of the surrounding environment. A large living room and panoramic terrace complete the floor.
The second floor attic houses two comfortable guest bedrooms which offer fabulous views over Lake Trasimeno. A spacious games room is also present for moments of relax, housing a snooker table. The wooden flooring finishes the environment.

Outside the large garden presents us with a relaxing swimming pool, from which you can enjoy breathtaking views over the lake. The property is surrounded by olives and fruit trees whilst nestled set into its hilly amphitheatre.

TECHNICAL DETAILS
LOCATION
This medieval hamlet is founded on the wonderful crystal clear waters of Lake Trasimeno, the fourth largest lake in Italy, and is perched on the rocky outcrops offering unparalleled views of amazing beauty while it has maintained its graceful monuments and majestic palazzo in their original splendour. Numerous small characteristic villages are located on the shores of the lake including Passignano sul Trasimeno, Mangione, Tuoro, Castiglione del Lago (one of Italy’s most beautiful hamlets), Corciano, San Feliciano, Monte del Lago and Torricella. Located along the border between Umbria and Tuscany, these villages reflect the influences of both regions which have mixed together intrinsically through geography, cuisine and tradition.

The shallow waters of Lake Trasimeno are settled into the fertile and rolling hills of Perugia, accentuated by the presence of ancient villages and old farmhouses which extend as far as your gaze allows. This famous landscape gives rise to the celebrated grapes and olives of the region, as well as tobacco plantations and the unmistakable yellow rows of sunflowers filling whole fields. The national park safeguards the delicate hydrologic and biological equilibriums of the lake and the rolling hills surrounding it, not to mention the three peaks which emerge from the lake itself. Archaeological findings dating back to prehistoric times are conserved in the National Archaeological Museum of Umbria and testify to the presence of ancient settlements in the area. Important battles were also fought here, such as the victory of Hannibal over the Roman legions in 217 BC. Frequent and heavy flooding forced the Romans under Claudio to create an artificial flood channel connecting it to the River Tiber. Following this first attempt, numerous others followed including the important contribution of Leonardo da Vinci who created an ingenious hydrologic system to regulate the level of the lake waters.

From 2006 Lake Trasimeno is part of the international association of “Living Lakes”. The surrounding hills are known for their production of the noteworthy wine the Colli del Trasimeno. The large swathes of intact oak and beach forests to the north offer large outdoor areas for relaxation and pleasant hiking and bicycle routes.

Exterior surface: 10.000 m2
Interior surface: 570 m2
Bedrooms:8
Bathrooms:10
Dining room
Living room
Study
Kitchen
Cellar
Swimming pool
Barbecue area

Plus other rooms and technical areas

Perugia 35 km – Montepulciano 40 km – Arezzo 60 km – Siena 80 km – Golf Club Lamborghini-Panicale 30 km – Equestrian center 19 km – Thermal baths 40 km – Perugia airport 43 km – Highway: A1 exit Valdichiana verso Bettolle-Sinalunga.
Rif.: 0442
Price: 2,300,000
PROPERTY PHOTOS