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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2107 – **CASALE LA VELA**

## **COUNTRY HOUSE WITH POOL FOR SALE IN UMBRIA, NOT FAR FROM LAKE TRASIMENO**

**Magione – Perugia – Umbria**  
[www.romolini.co.uk/en/2107](http://www.romolini.co.uk/en/2107)



**Interiors**  
310 sqm

**Bedrooms**  
3

**Bathrooms**  
4

**Land**  
2.5 ha

**Swimming pool**  
12 x 3 m

**Olive grove**  
115 trees

Not far from Lake Trasimeno, in the municipality of Magione and just 1 km from a town offering all the services, restored country house with pool and olive grove. The property (over 300 sqm) has been recently renovated and valorized and includes 3 bedrooms and 4 bathrooms. Over 2.5 hectares of land include an olive grove, meadow, wood and a beautiful garden with fruit trees and a 12 x 3 m pool. Trails and paths are available in the vicinity if you like hiking or mountain biking.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2107 – CASALE LA VELA

**TYPE:** country house with pool and garden

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic, close to the town

**MUNICIPALITY:** Magione

**PROVINCE:** Perugia

**REGION:** Umbria

**INTERIORS:** 310 square meters (3,336 square feet)

**TOTAL ROOMS:** 8

**BEDROOMS:** 3

**BATHROOMS:** 4

**MAIN FEATURES:** stone walls, wooden beams, terracotta floors, veranda, air conditioning, garden with fruit trees, pool with solarium and shower, covered parking area

**LAND:** 2.5 hectares (6.2 acres)

**GARDEN:** yes, well maintained

**ANNEXES:** former pigsty

**ACCESS:** unpaved road (600 m, in excellent shape)

**SWIMMING POOL:** 12 x 3 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + log burner + pellet boiler

## CLOSEST CITIES AND TOWNS

Town with services (1km; 5'), Magione (11km; 20'), Perugia (18km; 25'), Castiglione del Lago (25km; 30'), Passignano sul Trasimeno (26km; 30'), Umbertide (39km; 40'), Todi (58km; 55'), Assisi (42km; 40'), Cortona (52km; 1h), Orvieto (71km; 1h 10'), Pienza (83km; 1h 20'), Montalcino (84km; 1h 20'), Siena (103km; 1h 20'), Firenze (151km; 1h 40'), Rome (179km; 2h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (26km; 30'), Firenze Vespucci (167km; 1h 50'), Roma Ciampino (193km; 2h 20'), Roma Fiumicino (208km; 2h 25'), Pisa Galilei (227km; 2h 30'), Bologna Marconi (248km; 2h 45')



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## CASALE LA VELA

Not far from **Lake Trasimeno**, in the municipality of **Magione** and just 1 km from a town offering all the services, restored **country house** with pool and olive grove. The property (over 300 sqm) has been recently renovated and valorized and includes 3 bedrooms and 4 bathrooms. Over 2.5 hectares of land include an olive grove, meadow, wood and a beautiful garden with fruit trees and a **12 x 3 m swimming pool**. Many trails and paths are available in the vicinity if you like hiking or mountain biking: the Umbrian countryside can offer landscapes like no other.

Services are all available in the nearby town, just 1 km away, where you can find two supermarkets, a butcher, two bars, a pizzeria, pharmacy, doctor, orthodontist, hairdresser, post office and a petrol station. In just 10 minutes you can easily reach the shores of **Lake Trasimeno**.

All within less than 30-minute drive one can find three golf clubs, several gyms, six yacht clubs (sailing, waterskiing, canoeing, paddle-boarding, fishing, wind and kite-surfing), horse-riding and stabling facilities, an aerodrome for light aircraft, and a motor circuit (for both go-karts and cars).

The nearby train stations of Magione, Chiusi and Terontola allow quickly reaching respectively Florence (under one hour), Rome (roughly 1h 30') and Milan (just under four hours).

## DESCRIPTION OF THE BUILDINGS

The **country house** (275 sqm – 2,959 sqft, 3 bedrooms and 4 bathrooms) is laid over two floors:

- **Ground floor:** entrance room, ample open plan living room, kitchen with pantry, bathroom and technical room, hallway and west-facing veranda where one can enjoy stunning sunsets; outside, there is also a typical pizza oven;
- **First floor:** three double bedrooms (two of which with private bathroom), walk-in closet and guest bathroom.

The building has been recently restored: external stonework has been fully restored and valorized, windows are all equipped with double-glazing and the master bedroom on the first floor features air conditioning (the system could easily be expanded to the other bedrooms if wanted). Heating is provided by an LPG boiler supported by a pellet-burning boiler and a log burner in the living room.

Next to the house is the old **pigsty** (35 sqm – 377 sqft), currently used as a firewood shelter and warehouse. A portico right next to this building allows sheltering a car.

## EXTERIORS

The property, in its entirety, covers a surface of 2.5 hectares (6.2 acres) including a lush garden dotted with fruit trees (figs, almonds, apple, pears, hazelnuts and medlar), 115 olive trees to produce a small quantity of oil and a vegetable garden.

Not far from the house is the **12 x 3 m swimming pool** surrounded by a terracotta-paved sunbathing area and equipped with dressing room and shower.

## EXTERIORS PHOTOS



## INTERIORS PHOTOS

