

Ref. 2412 – TRASIMENO RELAIS

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BOUTIQUE HOTEL WITH WELLNESS CENTER AND RESTAURANT FOR SALE NEAR LAKE TRASIMENO

Tuoro sul Trasimeno – Perugia – Umbria

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Interiors
 936 sqm

Bedrooms
 12

Bathrooms
 16

Swimming pool
 16 x 7 m

Park
 1.8 ha

Vineyards
 80 sqm

Olive grove
 ~ 100 trees

On the edge of a well-known village on the shores of Lake Trasimeno, in Umbria but not far from Tuscany, boutique hotel for sale. The property has been tastefully renovated by the current pro-owners and is in full operation with 11 guest bedrooms, a gourmet restaurant and wellness center. The 18,000-sqm park surrounding the villa includes an elegant Italian garden, a small vineyard and several olive trees.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2412 – TRASIMENO RELAIS

TYPE: period villa, boutique hotel

CONDITIONS: restored (2004), luxury finishes

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 936 square meters (10,071 square feet)

TOTAL ROOMS: 26

BEDROOMS: 12

BATHROOMS: 16

ANNEXES: storage

MAIN FEATURES: stone and brick walls, original terracotta floors, wooden beams with terracotta tiles, ample windows, wellness center, restaurant with veranda, elevator, panoramic terraces, photovoltaic system, charging station for electric vehicles, Italian garden, pool with whirlwind corner, covered car spots, olive trees, hobby vineyard

TOTAL LAND: 1.8 hectares (4.4 acres)

OLIVE GROVE: ~ 100 trees

GARDEN: yes, Italian-styled and well maintained

SWIMMING POOL: 16 x 7 m

ELECTRICITY: already connected + photovoltaic system (14 kW)

WATER SUPPLY: mains water + private wells (3)

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Passignano sul Trasimeno (6km; 10'), Cortona (16km; 25'), Castiglione del Lago (16km; 15'), Castiglion Fiorentino (25km; 30'), Umbertide (32km; 35'), Montepulciano (33km; 35'), Perugia (34km; 30'), Città di Castello (49km; 50'), Pienza (54km; 55'), Todi (76km; 1h), Montalcino (69km; 1h 5'), Siena (77km; 1h), Gubbio (83km; 1h 5'), Orvieto (99km; 1h 10'), Florence (118km; 1h 30'), Rome (207km; 2h 20')

CLOSEST AIRPORTS

Perugia San Francesco (43km; 40'), Firenze A. Vespucci (138km; 1h 30'), Forlì L. Ridolfi (162km; 2h 20'), Rimini F. Fellini (192km; 2h 35'), Pisa G. Galilei (199km; 2h 10'), Bologna G. Marconi (220km; 2h 20'), Roma Ciampino (221km; 2h 15'), Roma Fiumicino (235km; 2h 20')

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Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR) Italy

Tel: +39 0575 788 948 – Mail: info@romolini.com



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TRASIMENO RELAIS

On the edge of a well-known village on the shores of **Lake Trasimeno**, in **Umbria** but not far from **Tuscany**, **boutique hotel** for sale. The property has been tastefully renovated by the current owners and is in full operation with **11 guest bedrooms**, a gourmet **restaurant** and **wellness center**. The **18,000-sqm park** surrounding the villa includes an elegant **Italian garden**, a small **vineyard** and several **olive trees**.



The hotel is fully functional, with a loyal clientele that guarantees excellent results, thanks in particular to a well-equipped wellness center and a restaurant with high quality products of local and non-local origin.



Services are available in the town (less than 500 m and within walking distance) but the location of the property is very convenient: being on the border between **Umbria** and **Tuscany**, most of the most famous art cities of the two regions are less than an hour and a half away (Cortona, Perugia, Città di Castello, Pienza, Montalcino, Todi, Orvieto...). Rome is just over two hours away by car.

DESCRIPTION OF THE BUILDINGS

The **villa** (894 sqm – 9,619 sqft, 11 bedrooms and 15 bathrooms) is a large late 19th-century *Art Nouveau* building, originally the private residence of a local noblewoman and later converted into a boutique hotel. All floors are connected by a convenient lift in addition to the central staircase.

The ground floor of the building is destined for the common areas for guests: here we find a small shop for the property's products, restaurant with a professional kitchen and equipped veranda, reception for the hotel, service bathrooms, the wellness center (with sauna, changing room, whirlpool area and bath) and relaxation area with an indoor pool and solar greenhouse. In a corner of the ground floor, with independent access from outside, is the first bedroom with private bathroom.

The first floor is divided into two wings: on the left are two guest suites, each consisting of a living area, bedroom and bathroom; on the right is a large apartment (which could be rented but also

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used by the owners) consisting of a large living area with dining area, kitchen, private office space and two bedrooms with private bathrooms.

Going further up, one arrives at the second floor: on the left there are again two guest suites, each consisting of a private living room, bedroom and bathroom; on the right are two bedrooms with private bathrooms, also intended for the guests.

The top floor, on the other hand, houses a bedroom with private bathroom and terrace and a large suite with sitting area, private terrace, bedroom with en-suite bathroom and walk-in wardrobe.



The building is in excellent structural and aesthetic condition and was carefully renovated in 2004 by the current owners to maintain its charm. The structure features finishes in an *Art Nouveau* style that could be defined as “moderate” without the excesses that typically characterize these buildings. The work has made it possible to maintain the original finishes wherever possible: thus we find antique terracotta floors, wooden beams with terracotta tiles, plastered walls with colored bands, large windows that ensure bright rooms, and on the lower floors even the vaulted ceilings typical of countryside buildings.

In the park, about 40 m from the villa, is a cozy **wooden cottage** (20 sqm – 215 sqft, 1 bedroom and 1 bathroom) that is rented out to guests seeking privacy and tranquility. The building consists of a double room with an outdoor veranda and private bathroom.

A **storage room** (22 sqm – 237 sqft) is located a short distance from the villa and provides shelter for garden equipment and tools.

EXTERIORS

The villa is immersed in a lush park of **1.8 hectares (4.4 acres)**. Next to the building is an **Italian-style garden** with an **organic vegetable garden** and a raspberry orchard. The hedges are bordered by gravel paths with benches where one can relax in peace on summer days.



A **small vineyard** (about 80 sqm for a total of nine rows) was planted not far from the villa as a purely decorative element but of great impact. The park of **olive trees** (about 100 plants) instead provides a pleasant shady space where one can relax and at the same time produce an excellent extra virgin olive oil which is then served in the estate restaurant or sold in the property shop.

Lastly, next to the villa and with direct access from the road, the property has a convenient **parking area** (about 1,000 sqm) with a shed and charging station for electric cars, where guests can leave their cars in complete safety.





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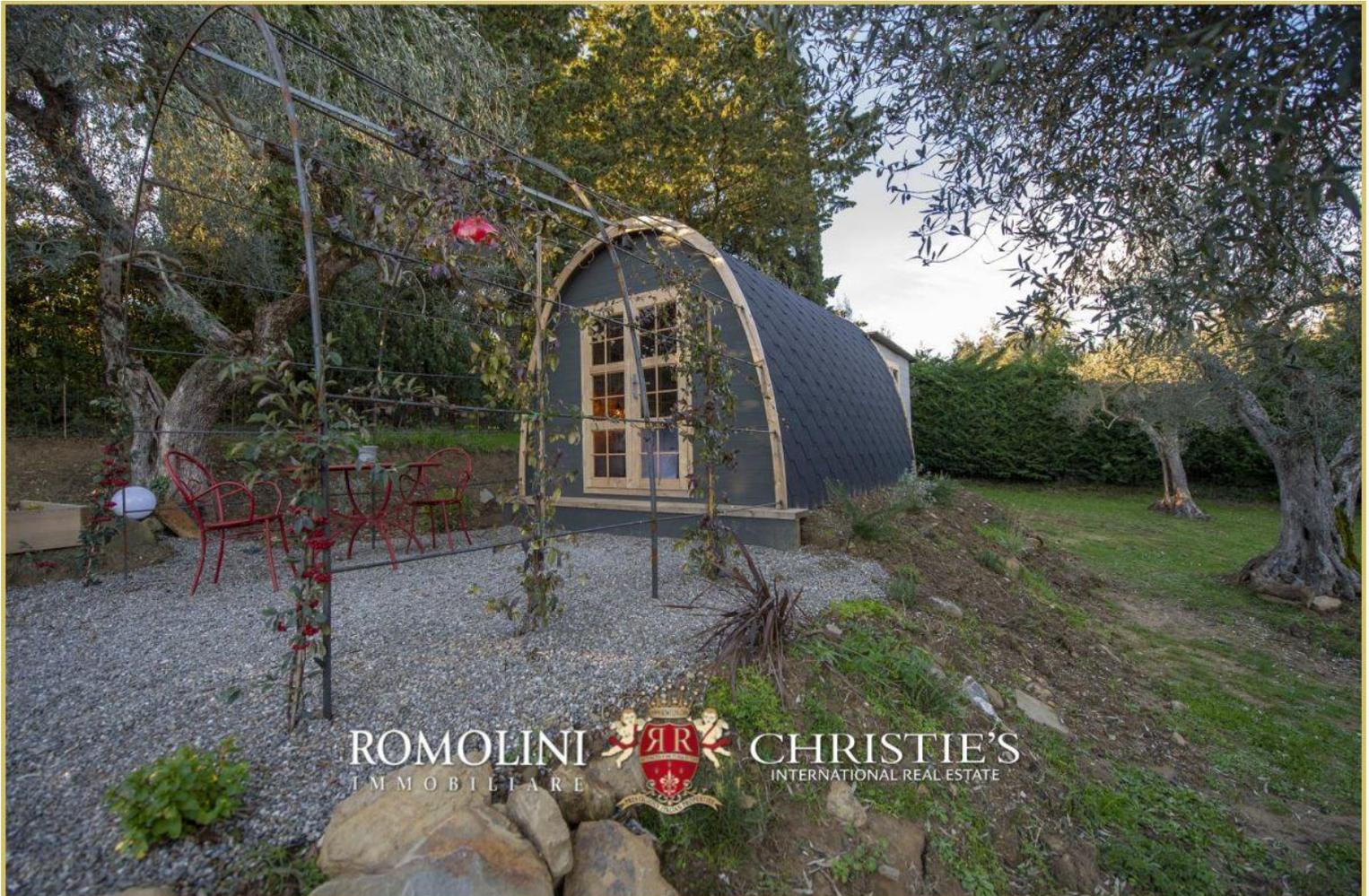




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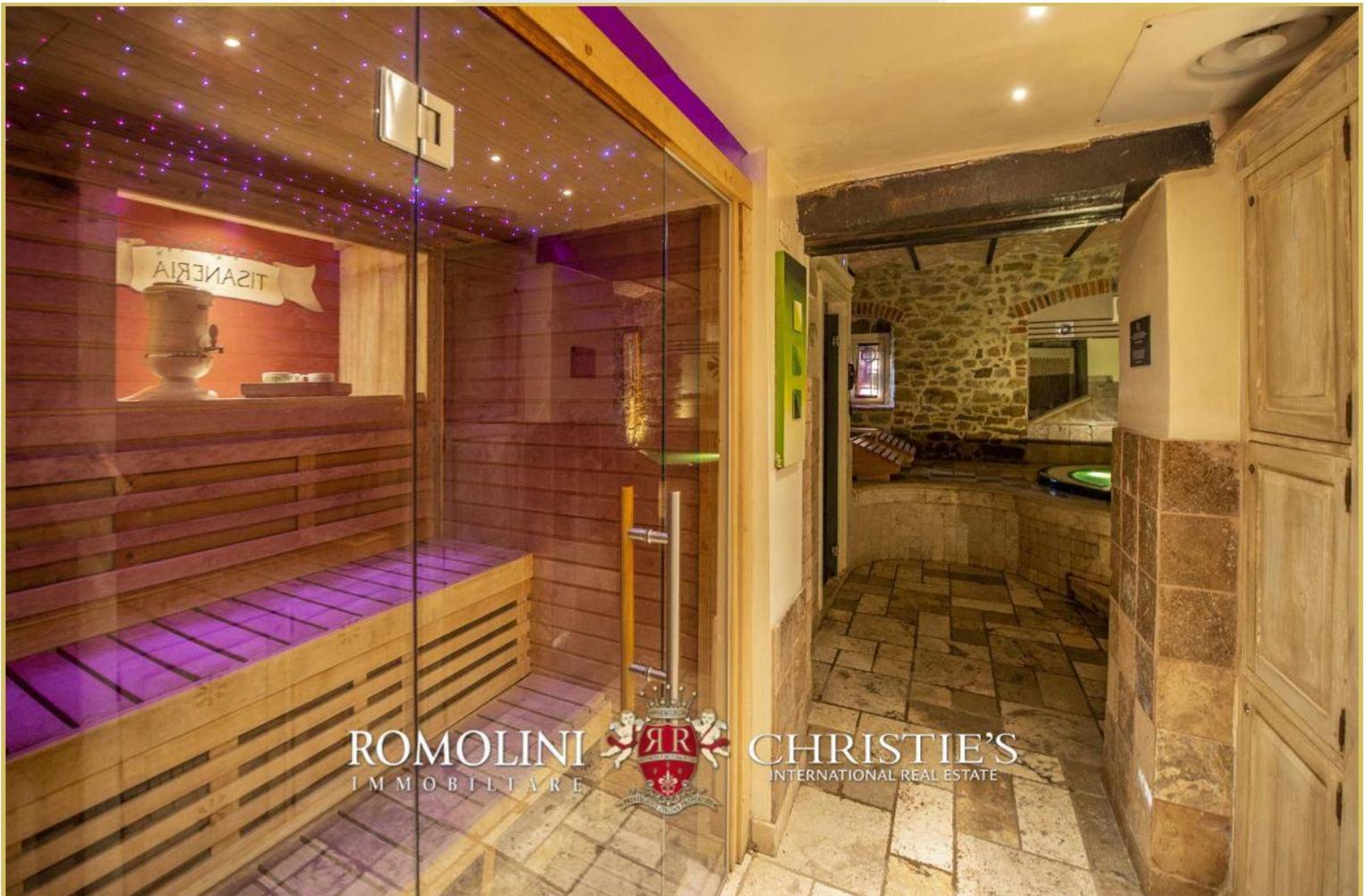
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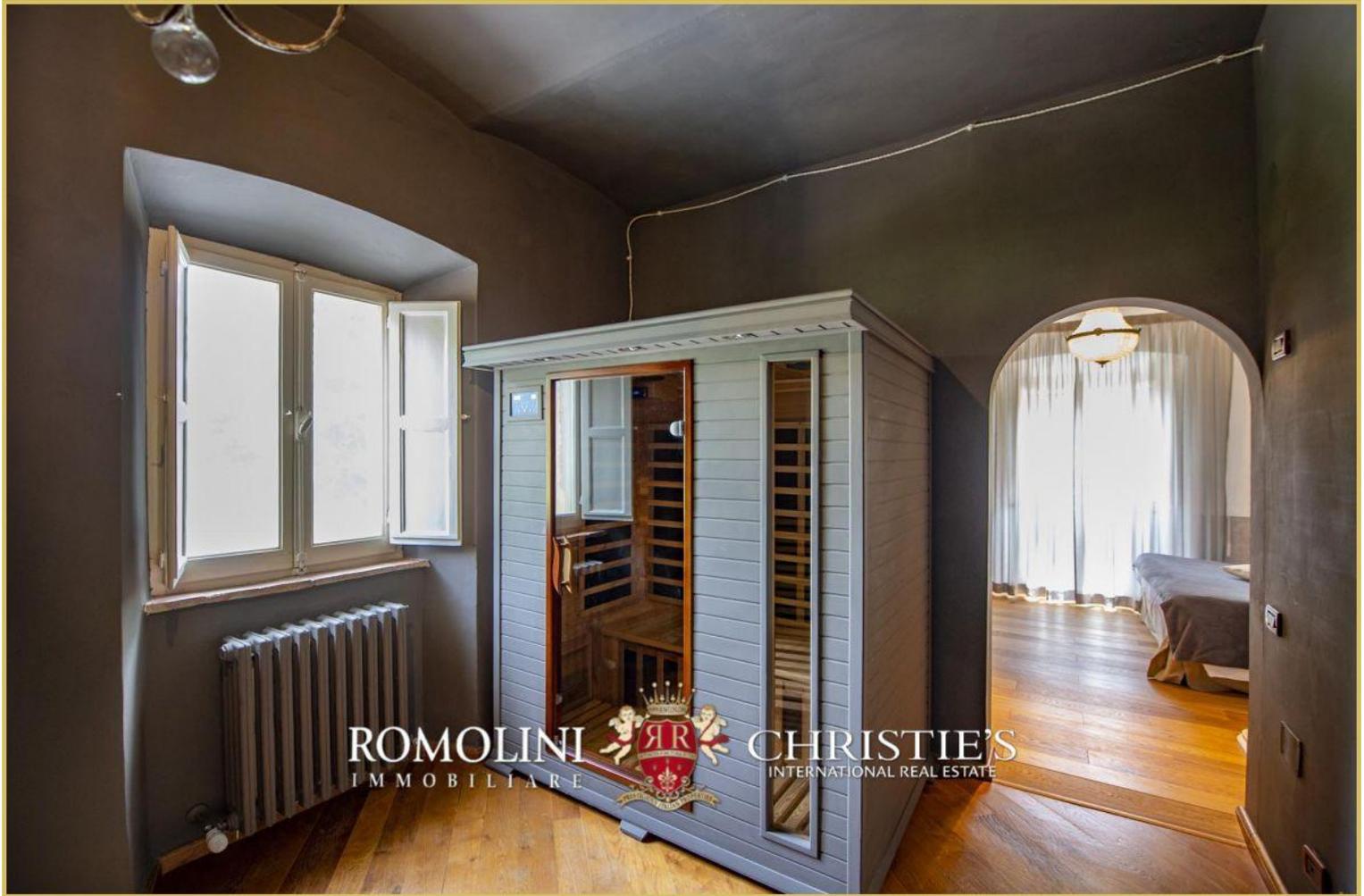


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