

## **FARMHOUSE TO BE RESTORED WITH RURAL OUTBUILDINGS FOR SALE, LAKE TRASIMENO**

**Magione – Perugia – Umbria**

**VIEW ON OUR WEBSITE**



**Interiors**  
387 sqm

**Bedrooms**  
Up to 4

**Bathrooms**  
Up to 4

**Total land**  
1.0 ha

**Swimming pool**  
No, but possible

Perched atop Monte Bitorno, this farmhouse offers sweeping vistas spanning from Castel Rigone to Passignano, with the picturesque Lake Trasimeno in the background. Ready for renovation, it comes with agricultural outbuildings and presents a prime investment opportunity. With ample space, it could be transformed into a private residence or a boutique accommodation venture. A hectare of land accompanies the property, adding to its allure.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2517 – CASALE LUMIO

**TYPE:** rustic farmhouse

**CONDITIONS:** to be restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 387 square meters (4,164 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** up to 4

**BATHROOMS:** up to 4

**ANNEXES:** barn, rural outbuilding

**MAIN FEATURES:** stone walls, wooden beams, original terracotta floors, fireplaces, panoramic views, additional land available for sale

**TOTAL LAND:** 1.0 hectares (2.5 acres)

**GARDEN:** yes, to be recovered

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** to be connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** to be connected

**HEATING SYSTEM:** to be installed

## CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Passignano sul Trasimeno (15km; 15'), Tuoro sul Trasimeno (20km; 20'), Perugia (21km; 25'), Umbertide (30km; 35'), Cortona (36km; 35'), Assisi (44km; 40'), Montepulciano (51km; 50'), Città di Castello (55km; 50'), Todi (61km; 50'), Pienza (67km; 1h 5'), Orvieto (80km; 1h 20'), Siena (95km; 1h 10'), Florence (135km; 1h 40'), Rome (189km; 2h 25')

## CLOSEST AIRPORTS

Perugia San Francesco (30km; 30'), Ancona R. Sanzio (133km; 1h 35'), Firenze A. Vespucci (156km; 1h 45'), Rimini F. Fellini (169km; 2h 20'), Roma Ciampino (202km; 2h 15'), Roma Fiumicino (215km; 2h 20'), Pisa G. Galilei (216km; 2h 25'), Bologna G. Marconi (237km; 2h 30')

## CASALE LUMIO

Perched atop **Monte Bitorno**, this farmhouse offers sweeping vistas spanning from Castel Rigone to Passignano, with the picturesque **Lake Trasimeno** in the background. Ready for renovation, it comes with agricultural outbuildings and presents a prime investment opportunity. With ample space, it could be transformed into a private residence or a boutique accommodation venture. A hectare of land accompanies the property, adding to its allure.

Services are all available in the nearby town of Magione (3 km by car), and from here the Perugia-Bettolle junction allows access to the **E45 freeway** or the **A1 highway**, ensuring quick connection to renowned destinations such as Siena, Florence, Perugia, Assisi and Rome.

## DESCRIPTION OF THE PROPERTY

The main building (240 sqm – 2,582 sqft) is on two levels and currently the old division into warehouse and cellars (ground floor) and farmer's house (first floor) is still present. With some redistribution of the spaces, as well as renovation and modernisation of the finishes, up to 4 bedrooms and 4 bathrooms could easily be obtained, as well as spacious living areas.

The property is also completed by a barn (54 sqm – 581 sqft, in need of complete renovation) and a rural storage (93 sqm – 1,001 sqft) which, although in need of complete renovation, have great potential in terms of uses.

The barn in particular is convertible into a spacious guesthouse and, given the height of the building, could also be lofted to increase its cubage. The rural storage is also convertible into independent living space and features a very well-preserved pizza oven.

## EXTERIORS

Around the building the land (about 1.0 ha – 2.5 ac) is flat with large terraces and allows the creation of a beautiful garden in which to relax and enjoy undisturbed the beautiful view from the top of the Umbrian countryside.

The construction of a **swimming pool** is also allowed.

All around, beautiful olive trees planted in rows descending to the valley give the area a unique rural charm.

If interested, more hectares of land are also available for purchase which include arable land, woodland and many productive olive trees. The buyer, if he/she wishes, will have the opportunity to make use of local technicians to enhance and express the full potential of the property, with further possibilities for future development.



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