

Ref. 2611 – **VILLA TRASIMENO**[www.romolini.co.uk/en/2611](http://www.romolini.co.uk/en/2611)

## LUXURY LAKE VIEW MODERN VILLA FOR SALE IN UMBRIA, LAKE TRASIMENO

**Tuoro sul Trasimeno – Perugia – Umbria****VIEW ON OUR WEBSITE****Interiors**  
413 sqm**Bedrooms**  
4 (up to 5)**Bathrooms**  
4**Garden**  
3,750 sqm**Swimming pool**  
13 x 5 m

In a very panoramic position overlooking Lake Trasimeno, halfway between Lisciano Niccone and Tuoro, modern villa with swimming pool for sale. The building, recently built, is a modern building with 4 rooms and a beautiful panoramic terrace. The 3,750-sqm garden surrounding the building houses two porches with photovoltaic panels and the 13 x 5 m infinity pool.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2611 – VILLA TRASIMENO

**TYPE:** modern villa

**CONDITIONS:** newly built (2014)

**LOCATION:** hilly, panoramic, lake view

**ACCESS:** excellent

**INTERIORS:** 413 square meters (4,444 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 4 (fino a 5)

**BATHROOMS:** 4

**ANNEXES:** no

**MAIN FEATURES:** reinforced concrete structure, stone-covered walls, bright rooms, ample windows, lake view panoramic terrace, photovoltaic system, automated gate, Infinity-edge swimming pool, parking area, graveled driveway, terraced garden

**EXTERIORS:** 3,750 square meters (0.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 13 x 5 m

**ELECTRICITY:** already connected + photovoltaic system (9.3 kW)

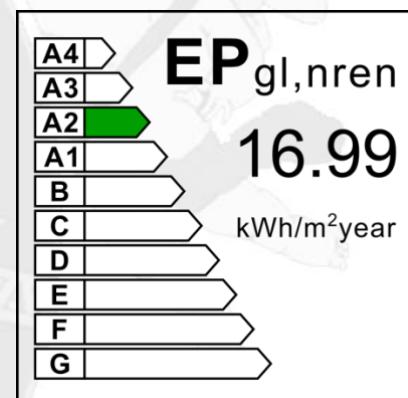
**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** no, electricity only

**HEATING SYSTEM:** heat pump



## CLOSEST CITIES AND TOWNS

Tuoro sul Trasimeno (7km; 10'), Lisciano Niccone (7km; 10'), Passignano sul Trasimeno (13km; 20'), Cortona (22km; 30'), Umbertide (28km; 35'), Montepulciano (41km; 50'), Chiusi (42km; 50'), Perugia (42km; 45'), Città di Castello (45km; 45'), Siena (81km; 1h 10'), Orvieto (106km; 1h 20'), Florence (129km; 1h 45'), Rome (214km; 2h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (50km; 50'), Firenze Vespucci (146km; 1h 40'), Pisa Galilei (207km; 2h 25'), Bologna Marconi (227km; 2h 30'), Roma Ciampino (228km; 2h 35'), Roma Fiumicino (242km; 2h 30')

## VILLA TRASIMENO

In a very panoramic position overlooking **Lake Trasimeno**, halfway between **Lisciano Niccone** and **Tuoro**, **modern villa** with swimming pool for sale. The building, recently built, is a modern building with 4 rooms and a beautiful **panoramic terrace**. The 3,750-sqm **garden** surrounding the building houses two porches with **photovoltaic panels** and the **13 x 5 m infinity pool**.

The small village in which the villa is located offers a restaurant, well stocked as a grocery store as well, and for all services one only needs to reach the center of Tuoro in the valley (7km). Being on the border between **Umbria** and **Tuscany**, the most fascinating art cities of central Italy are all easily reachable by car (Cortona, Umbertide, Montepulciano, Città di Castello, Siena, Orvieto...).

## DESCRIPTION OF THE BUILDING, STATE AND FINISHES

The **villa** (413 sqm – 4,444 sqft, 4 bedrooms and 4 bathrooms) is a modern building built in **2014**, equipped with modern solutions and spacious and bright rooms. On the ground floor, crossing a porch, one enters a spacious living room with a fireplace, connected in turn with the eat-in kitchen with its own outdoor dining area. Again from the living room one can then reach two bedrooms, both with en-suite bathrooms, and a small private office space (usable as a children bedroom if needed). The staircase from the living room leads up to the first floor, which is intended entirely for sleeping areas: here there are two bedrooms with en-suite bathrooms, a small private studio, and a large panoramic terrace overlooking the lake.

Returning to the living room, another staircase descends instead to the spacious basement, consisting of three large storage rooms in addition to the technical room for the house's systems.

The house's two porches serve the dual function of outdoor areas in which to relax and support for the **9.3-kW photovoltaic system** that ensures the building's almost total energy independence. Heating and hot water are supplied by a heat pump.

## EXTERIOR

The villa is located in the middle of a large garden of **3,750 square meters (0.9 acres)**, set on a slight slope and landscaped with terraces that allow maximum use of the available area. From the road, a gate opens onto the gravel driveway that leads directly to the house and the parking area.

Immediately in front of the building, in a panoramic position overlooking the Lake, is a beautiful **13 x 5 m swimming pool** with infinity edge and stone-floored solarium.

The garden then descends below the main terrace with areas planted with herbs and flowers that give the property beautiful colors in summer.



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