

Ref. 2848 – **VILLA MADDALENA**www.romolini.com/en/2848

ESTATE WITH LUXURY VILLA FOR SALE OVERLOOKING LAKE TRASIMENO, UMBRIA

Tuoro sul Trasimeno – Perugia – Umbria**Interiors**
871 m²**Bedrooms**
7 (up to 9)**Bathrooms**
9 (up to 13)**Total land**
11,500 m²**Swimming pool**
15 × 8 m | 15 × 8 m

Among the rolling hills of Umbria, with a privileged view of Lake Trasimeno, stands this refined historic estate: an exclusive residence where elegance, nature and tranquility blend in perfect harmony. The property includes an *Art Nouveau*-style manor house recently restored with fine materials and an 18th-century farmhouse that will be delivered completely renovated and furnished in every part, both inside and outside. The entire complex is immersed in a private and panoramic setting, with open views of the lake sunsets and just minutes from the main services.

SUMMARY OF THE PROPERTY

REFERENCE #: 2848 – VILLA MADDALENA

TYPE: estate

CONDITIONS: under renovation

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 871 square meters (9,372 square feet)

TOTAL ROOMS: 17 (up to 30)

BEDROOMS: 7 (up to 9)

BATHROOMS: 5 (up to 13)

ANNEXES: historic farmhouse, guesthouse

MAIN FEATURES: *Art Nouveau* villa, farmhouse to be renovated, fireplaces, exposed beams, travertine and parquet flooring, sandstone stairs, dark marble swimming pool, view of Lake Trasimeno, garden, independent entrances

EXTERIOR: 11,500 square meters (2.8 acres)

GARDEN: yes, Italian garden

SWIMMING POOL: 15 × 8 m | 15 × 8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: under the floor + fireplace + air conditioning

CLOSEST CITIES AND TOWNS

Tuoro sul Trasimeno (7km; 10'), Lisciano Niccone (7km; 10'), Cortona (23km; 35'), Lago Trasimeno (24km; 30'), Perugia (43km; 45'), Montepulciano (46km; 54'), Sansepolcro (55 km; 55'), Anghiari (65km; 1h 5'), Assisi (66km; 1h 10'), Spello (68km; 1h 10'), Arezzo (72km; 1h 5'), Todi (84km; 1h 20'), Siena (85km; 1h 15'), San Gimignano (123km; 1h 50'), Florence (134km; 1h 55'), Rome (216km; 2h 40')

CLOSEST AIRPORTS

Perugia San Francesco (50km; 55'), Firenze A. Vespucci (145km; 1h 40'), Ancona R. Sanzio (153km; 2h), Forlì L. Ridolfi (158 km; 2h 15'), Pisa Galilei (206km; 2h 25'), Bologna G. Marconi (227km; 2h 35'), Roma Ciampino (228 km; 2h 30'), Roma Fiumicino (242km; 2h 35')

VILLA MADDALENA

Among the rolling hills of **Umbria**, with a privileged view of **Lake Trasimeno**, stands this refined **historic estate**: an exclusive residence where elegance, nature and tranquility blend in perfect harmony. The property includes an *Art Nouveau*-style manor house recently restored with fine materials and an 18th-century farmhouse that will be delivered completely renovated and furnished in every part, both inside and outside. The entire complex is immersed in a private and panoramic setting, with open views of the lake sunsets and just minutes from the main services.

The **manor house** (415 m² – 4,465 ft², 4 bedrooms and 5 bathrooms), dating back to the 19th century and reworked in *Art Nouveau* style, consists of three floors and has already been renovated:

- **Ground floor:** entrance hall, living room, dining room, kitchen, TV room, service bathroom, pantry and technical room;
- **First floor:** master bedroom with en-suite bathroom, sitting room and panoramic terrace and two bedrooms with en-suite bathrooms;
- **Second floor:** dining room, living room, laundry room, bedroom with en-suite bathroom and game room.

Not far from the villa is an **18th-century rustic farmhouse** (410 m² – 4,412 ft², 3 bedrooms and 4 bathrooms), currently under renovation and modernization, structured on two floors:

- **Ground floor:** large living room with entrance and dining area, relaxation room, kitchen, pantry and service bathroom;
- **First floor:** three bedrooms with private bathrooms.

A **small outbuilding** (46 m² – 495 ft²) under renovation completes the property.

Nestled on the top of a hill overlooking the northern shore of Lake Trasimeno, the estate offers about **11,500 m² of private parkland**, embellished with an elegant Italian garden, centuries-old cedars of Lebanon and **two 15 x 8 m panoramic swimming pools**, each with its own pool house. The atmosphere is that of a private oasis, ideal both as a main residence and as a prestigious home for moments of relaxation.

Each building has its own independent driveway access and private gate.

All units will be delivered **fully renovated and furnished on a turnkey basis**, with the possibility of customization according to the buyer's needs.

PURCHASE OPTIONS

- **Option N°1 – € 4,200,000:** entire estate consisting of villa, farmhouse, annex, swimming pools and 11,500 m² of land. The buildings will all be delivered completed and furnished;
- **Option N°2 – € 3,700,000:** entire estate consisting of villa, farmhouse, dependance, swimming pools and 11,500 m² of land. The buildings will be delivered in their current state (renovated villa, farmhouse and dependance to be completed);
- **Option N°3 – € 2,400,000:** only the villa (renovated and furnished) with about 6,500 m² of parkland;
- **Option N°4 – € 2,200,000:** 18th-century farmhouse with dependance (fully renovated and furnished) with about 5,000 m² of garden.

Also available upon request is the purchase of about **20.0 hectares of woodland**, located upstream of the property, perfect for further expanding privacy or creating exclusive paths and spaces.



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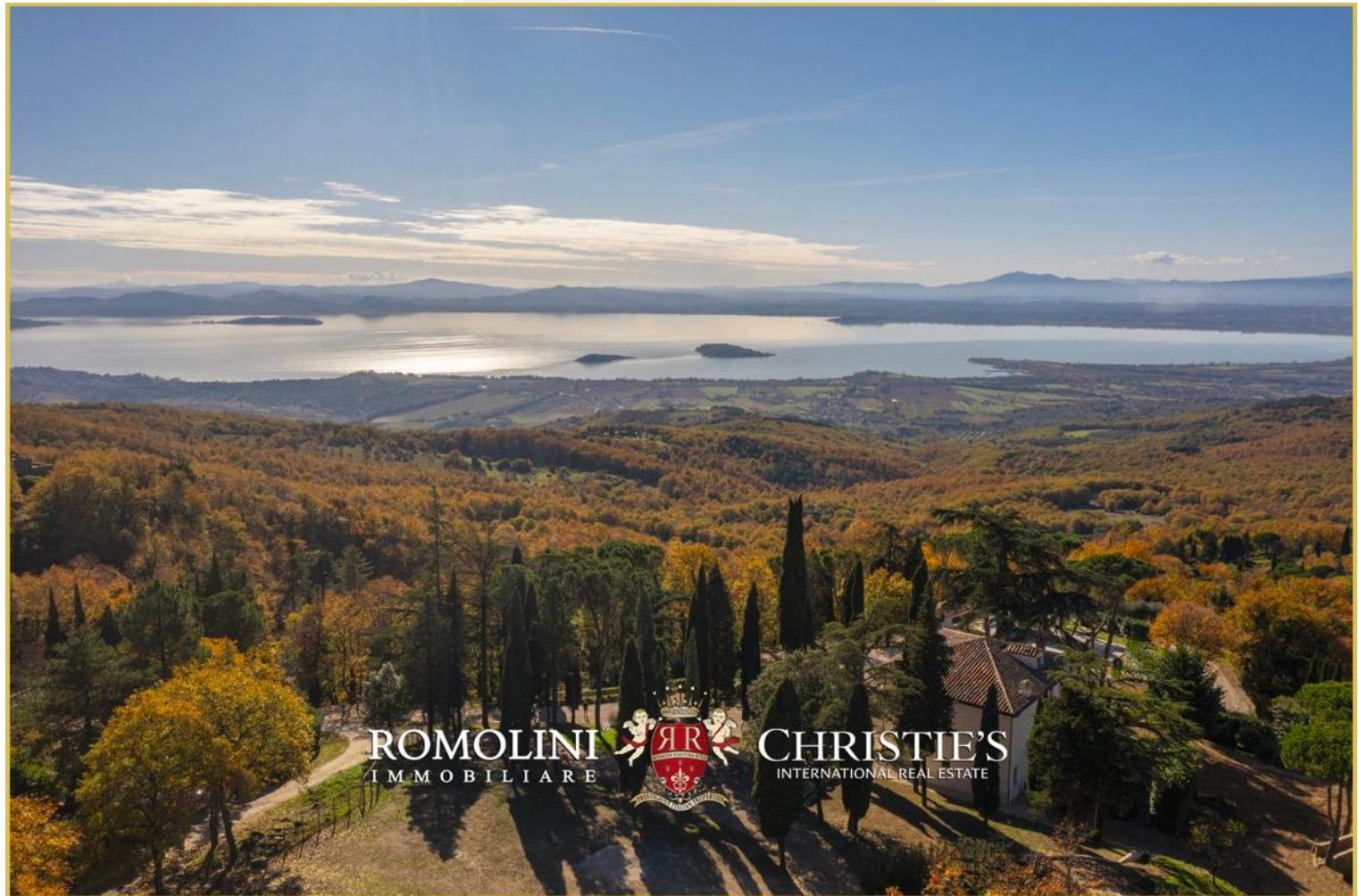
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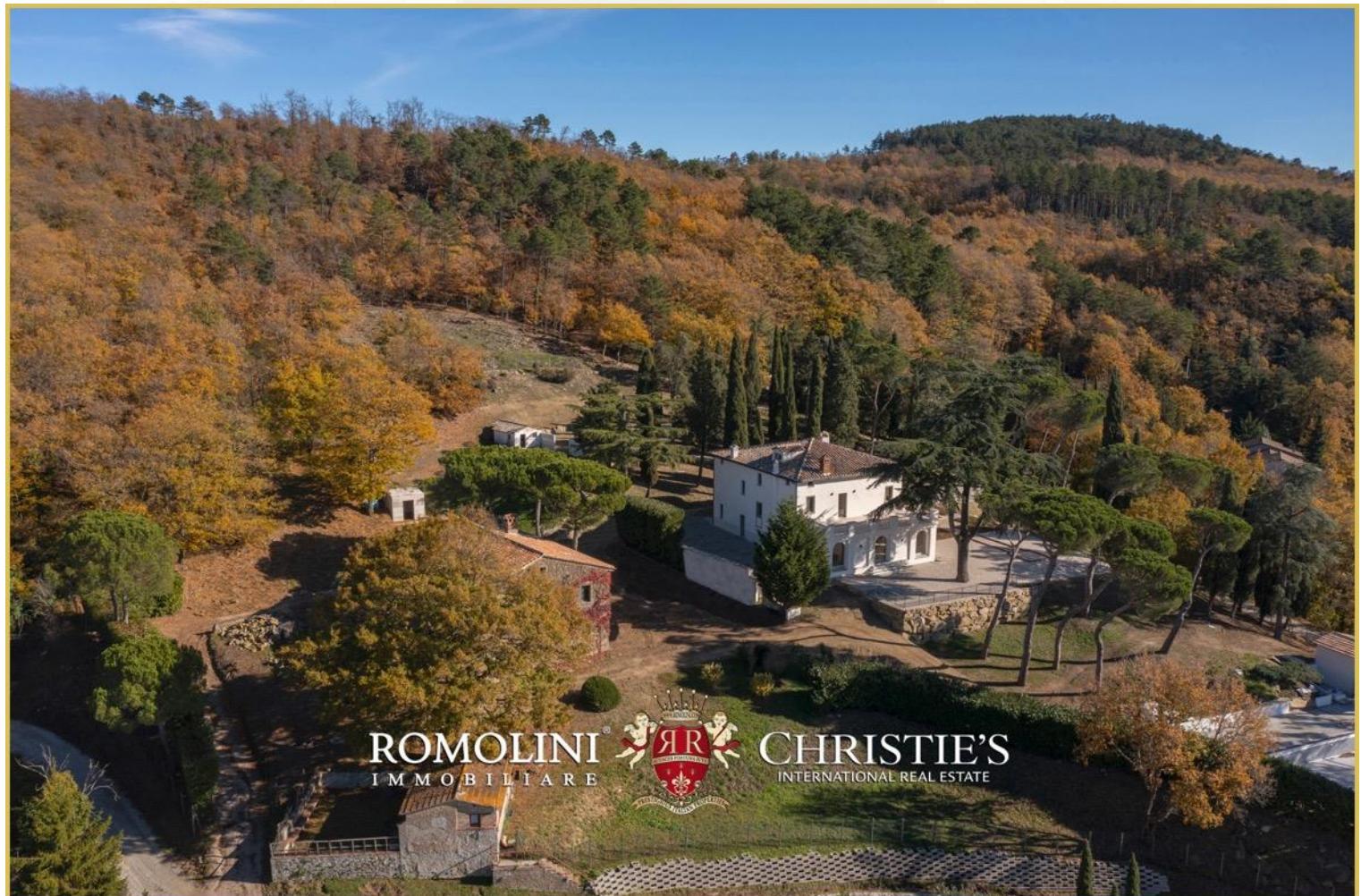


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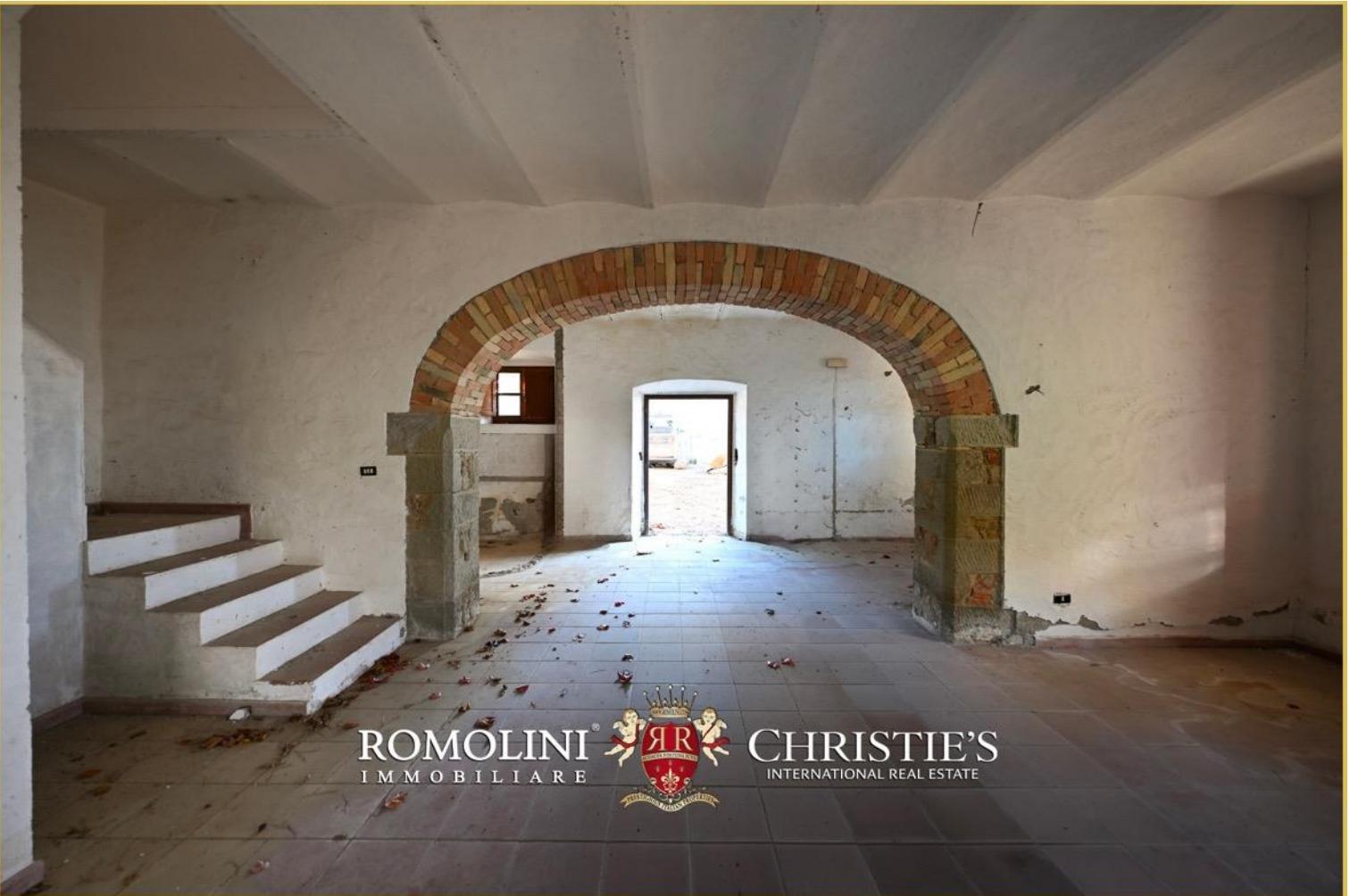
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