

Ref. 2928 – **VILLA LUSSO TRASIMENO**[www.romolini.com/en/2928](http://www.romolini.com/en/2928)

## LUXURY TURNKEY VILLA WITH VIEWS OF LAKE TRASIMENO FOR SALE IN UMBRIA

**Passignano sul Trasimeno – Perugia – Umbria****Interiors**  
502 m<sup>2</sup>**Bedrooms**  
3 (up to 4)**Bathrooms**  
3 (up to 4)**Total land**  
10.4 ha

Set in a commanding panoramic position overlooking Lake Trasimeno and the rolling Umbrian countryside, this recently completed, turnkey stone farmhouse offers an exceptional blend of contemporary comfort and refined rural elegance. Immersed in 10.4 hectares of private land, the property enjoys absolute peace and privacy, while remaining just a few minutes' drive from the lakeside town of Passignano sul Trasimeno and its full range of services.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2928 – VILLA LUSSO TRASIMENO

**TYPE:** modern villa

**CONDITIONS:** luxury finishes

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

**ACCESS:** unpaved road

**INTERIORS:** 502 square meters (5,401 square feet)

**TOTAL ROOMS:** 11

**BEDROOMS:** 3 (up to 4)

**BATHROOMS:** 3 (up to 4)

**ANNEXES:** garage, dependence (to be built)

**MAIN FEATURES:** stone and brick walls, wooden beams, parquet and travertine floors, panoramic terrace, video-surveillance system, alarm, video-intercom, garden, approved project for guest-house and swimming pool

**EXTERIOR:** 10.4 hectares (25.6 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** project approved

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**FUEL:** LPG

**ENERGY CERTIFICATE:** **A3** (EP<sub>gl, nren</sub> = 28.16 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** under the floor + heat pump

## CLOSEST CITIES AND TOWNS

Passignano sul Trasimeno (4km; 5'), Tuoro sul Trasimeno (10km; 15'), Magione (14km; 20'), Cortona (26km; 30'), Umbertide (32km; 45'), Perugia (36km; 37'), Città di Castello (45km; 55'), Montepulciano (49km; 50'), Assisi (56km; 50'), Arezzo (71km; 55'), Gubbio (82km; 1h 5'), Siena (84km; 1h 10'), Orvieto (106km; 1h 20'), Firenze (133km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (41km; 35'), Ancona R. Sanzio (144km; 1h 40'), Firenze A. Vespucci (145km; 1h 40'), Pisa G. Galilei (206km; 2h 20'), Bologna G. Marconi (227km; 2h 30'), Roma Ciampino (228km; 2h 40'), Roma Fiumicino (242km; 2h 30')

## VILLA LUSSO TRASIMENO

Set in a commanding panoramic position overlooking **Lake Trasimeno** and the rolling **Umbrian countryside**, this recently completed, **turnkey stone farmhouse** offers an exceptional blend of contemporary comfort and refined rural elegance. Immersed in 10.4 hectares of private land, the property enjoys absolute peace and privacy, while remaining just a few minutes' drive from the lakeside town of **Passignano sul Trasimeno** and its full range of services.

Located just 4 km from **Passignano sul Trasimeno**, the farmhouse benefits from excellent connections to Perugia (reachable in under 30 minutes), the **A1 motorway** and major cities such as Florence and Rome. Surrounded by an ever-changing landscape of rolling hills, woodland and shimmering lake views, with unforgettable sunsets over the water, this property represents a rare opportunity to acquire a high-end residence in one of Umbria's most sought-after locations.

### DESCRIPTION OF THE BUILDINGS

The **main house** has been meticulously designed with great attention to detail, combining light-filled, modern interiors with the timeless character of traditional stone architecture. High-quality finishes define every space: travertine floors on the ground floor, oak parquet on the first floor, Carrara marble bathrooms and bespoke fittings throughout create an atmosphere of understated luxury.

On the ground floor, an elegant entrance hall opens onto a spacious open-plan living and dining area, seamlessly connected to the kitchen. A cozy TV room, a guest bedroom with en-suite bathroom and generous reception spaces make this level ideal for both everyday living and entertaining.

The first floor features a large open landing currently used as an office space, which can be converted into a fourth bedroom with bathroom. Also on this level are a bedroom with en-suite bathroom and the master suite, complete with walk-in dressing room, en-suite bathroom and access to a panoramic terrace with breathtaking views over the lake and surrounding countryside.

The lower ground floor houses the technical room, laundry room, a large cantina and an impressive 103-m<sup>2</sup> **garage**.

The property is equipped with well water, underfloor heating and cooling, heat pump with LPG gas integration, internet connection, security cameras, alarm system and an electric gate with video entry system, ensuring modern comfort and security throughout the year.

### GUESTHOUSE AND POOL TO BE BUILT

Two projects have also been approved for the construction of a guesthouse and a pool, both located just a few steps from the main villa. Construction could begin at any moment and the owners could deliver both extras within 60 to 90 days from the beginning of the works.

The price for both the guesthouse and the pool is € 600,000.

The **guesthouse** (80 m<sup>2</sup> – 861 ft<sup>2</sup>) will include a living area with kitchen, bedroom, bathroom and a glass sunroom, making it ideal for guests or as independent accommodation.

The **12.4 × 5.4 m infinity pool** will measure approximately with a beach-style area and enjoys spectacular views across Lake Trasimeno and the valley below.

### HISTORY OF THE PROPERTY

The land extends to approximately **10.4 hectares (25.6 acres)**, comprising mainly fields and woodland. The gardens surrounding the house have been beautifully landscaped with formal Italian-style areas, inviting seating spots, an elegant entrance driveway and parking area.





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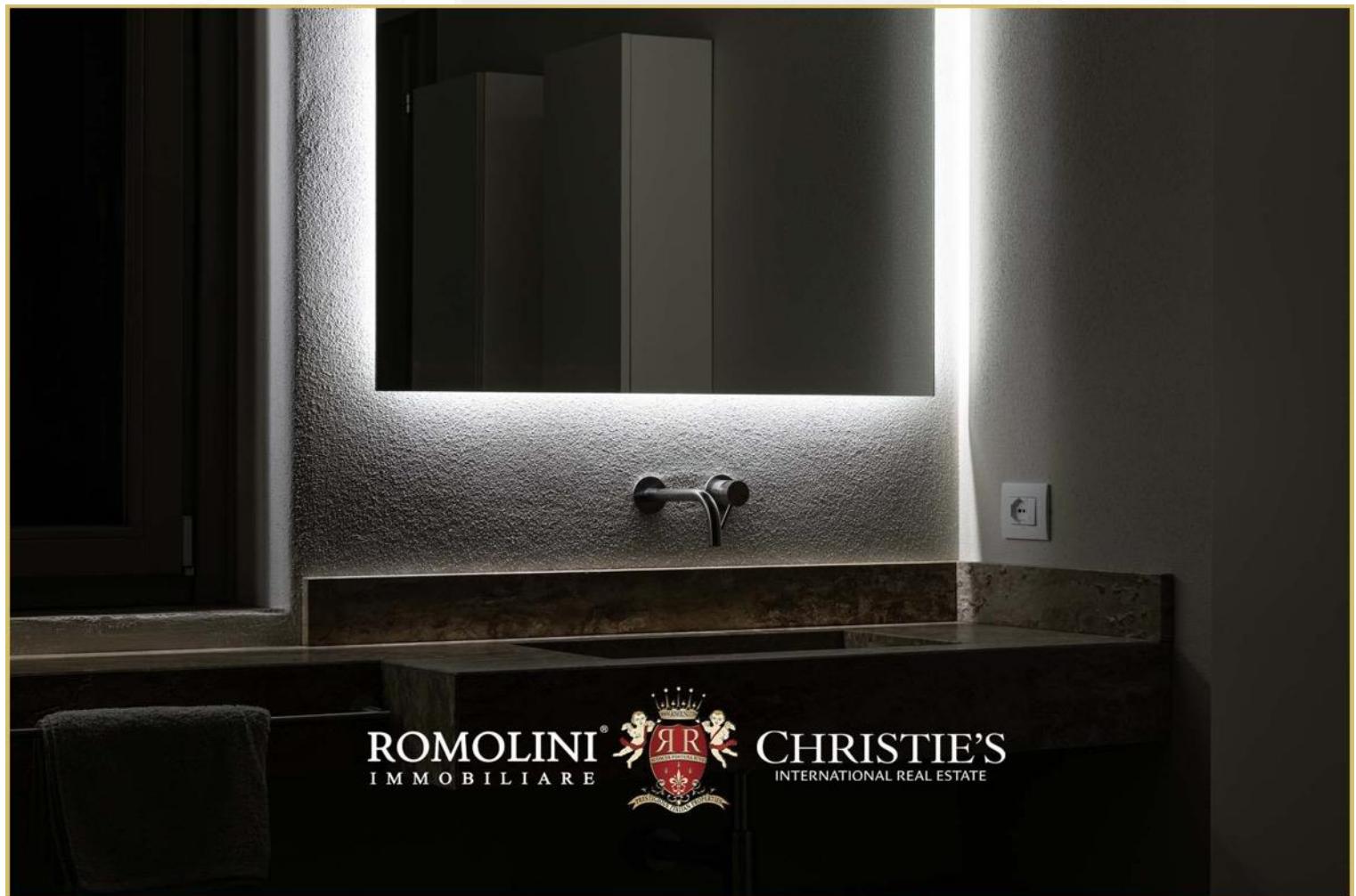
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