

ESTATE WITH LUXURY VILLA FOR SALE IN PIEGARO, LAKE TRASIMENO, UMBRIA

Piegaro – Perugia – Umbria



Interiors
1,941 m²

Bedrooms
10

Bathrooms
12

Total land
64.7 ha

Swimming pool
10 × 7 m

Nestled in the green heart of Umbria, among the rolling hills of Piegaro, this extraordinary property represents a rare balance between architectural elegance, absolute privacy and authentic contact with nature. The estate covers about 64.7 hectares in a panoramic and well-exposed position, overlooking a landscape of woods, cultivated fields and olive groves that tell the most authentic beauty of the Umbrian countryside. A timeless place, ideal both as a prestigious private residence and as a refined high-level receptive project.

SUMMARY OF THE PROPERTY

REFERENCE #: 2936 – VILLA PIEGARO

TYPE: estate

CONDITIONS: restored, luxury finishes

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 1,941 square meters (20,884 square feet)

TOTAL ROOMS: 22

BEDROOMS: 10

BATHROOMS: 12

ANNEXES: agricultural outbuilding

MAIN FEATURES: stone and brick walls, brick arches, original terracotta floors, mosaic, wooden beams, porches, stone fireplace, panoramic terrace, garden, swimming pool, vineyards, olive grove

EXTERIOR: 64.7 hectares (159.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 7 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: to be connected

GAS: LPG

HEATING SYSTEM: under the floor

CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Piegaro (9km; 15'), Città della Pieve (18km; 25'), Castiglione del Lago (22km; 30'), Marsciano (33km; 45'), Perugia (34km; 55'), Cortona (42km; 50'), Montepulciano (45km; 1h), Todi (53km; 1h 5'), Orvieto (55km; 1h), Siena (101km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (48km; 1h), Ancona R. Sanzio (152km; 2h), Firenze A. Vespucci (164km; 2h 5'), Roma Ciampino (178km; 2h 25'), Roma Fiumicino (193km; 2h 25'), Pisa G. Galilei (225km; 2h 45')

VILLA PIEGARO

Nestled in the green heart of **Umbria**, among the rolling hills of **Piegarno**, this extraordinary property represents a rare balance between architectural elegance, absolute privacy and authentic contact with nature. The **estate** covers about **64.7 hectares** in a panoramic and well-exposed position, overlooking a landscape of woods, cultivated fields and olive groves that tell the most authentic beauty of the Umbrian countryside. A **timeless place**, ideal both as a prestigious private residence and as a refined high-level receptive project.

Basic services for everyday needs are available in the nearby village (10' by car) while for schools one only need to reach Piegarno (15'). Perugia airport (about an hour by car) offers daily connections to various European cities.

DESCRIPTION OF THE BUILDINGS

Villa Plinio (837 m² – 9,006 ft², 3 bedrooms and 4 bathrooms) is structured on three floors and is intended as the owners' home.

- **Basement:** large storage room, pool tool room and service bathroom;
- **Ground floor:** large master suite with bathroom, independent bedroom with bathroom, laundry room and wine cellar;
- **First floor:** entrance hall, large living room, kitchen, dining room, service bathroom and bedroom with en-suite bathroom.

Villa Quintiliano (1,015 m² – 10,921 ft², 7 bedrooms and 8 bathrooms), on the other hand, is a large three-story building, cadastrally divided into three independent apartments but easily used as a single dwelling. On the ground floor are the old cellars, a garage, and various service rooms including laundry and heating plant.

- **Apt. A:** entrance hall, living room, kitchen, two large living rooms, study, living room with panoramic terrace, bedroom with double en-suite bathroom and two bedrooms with shared bathroom;
- **Apt. B:** living room, dining room with open kitchen and two bedrooms with en-suite bathroom;
- **Apt. C:** large dining room with open kitchen and porch, living room with service bathroom and exclusive loggia, study and two bedrooms with en-suite bathroom.

Next to Villa Plinio is the **10 × 7 m swimming pool**, positioned on a terrace paved in terracotta tiles and with a breathtaking view of the surrounding countryside. All around then stretches the **5,000 m² garden**, well-maintained and dotted with fruit and decorative trees.

Not far from the main buildings is a convenient **agricultural outbuilding** (89 m² – 957 ft²) where to shelter tools for garden and field maintenance.

EXTERIOR

The property spreads over a total area of about **64.7 hectares (159.9 acres)** in a hilly position with good exposure. Much of the estate is covered by woods (46.0 ha) and fields (10.5 ha), but there is a **small vineyard** (3,300 m²) and an **olive grove** (7.2 ha) that allow the production of wine and oil for private use.





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE











ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI IMMOBILIARE

RR

CHRISTIE'S INTERNATIONAL REAL ESTATE



ROMOLINI IMMOBILIARE

RR

CHRISTIE'S INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



















ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE



ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE











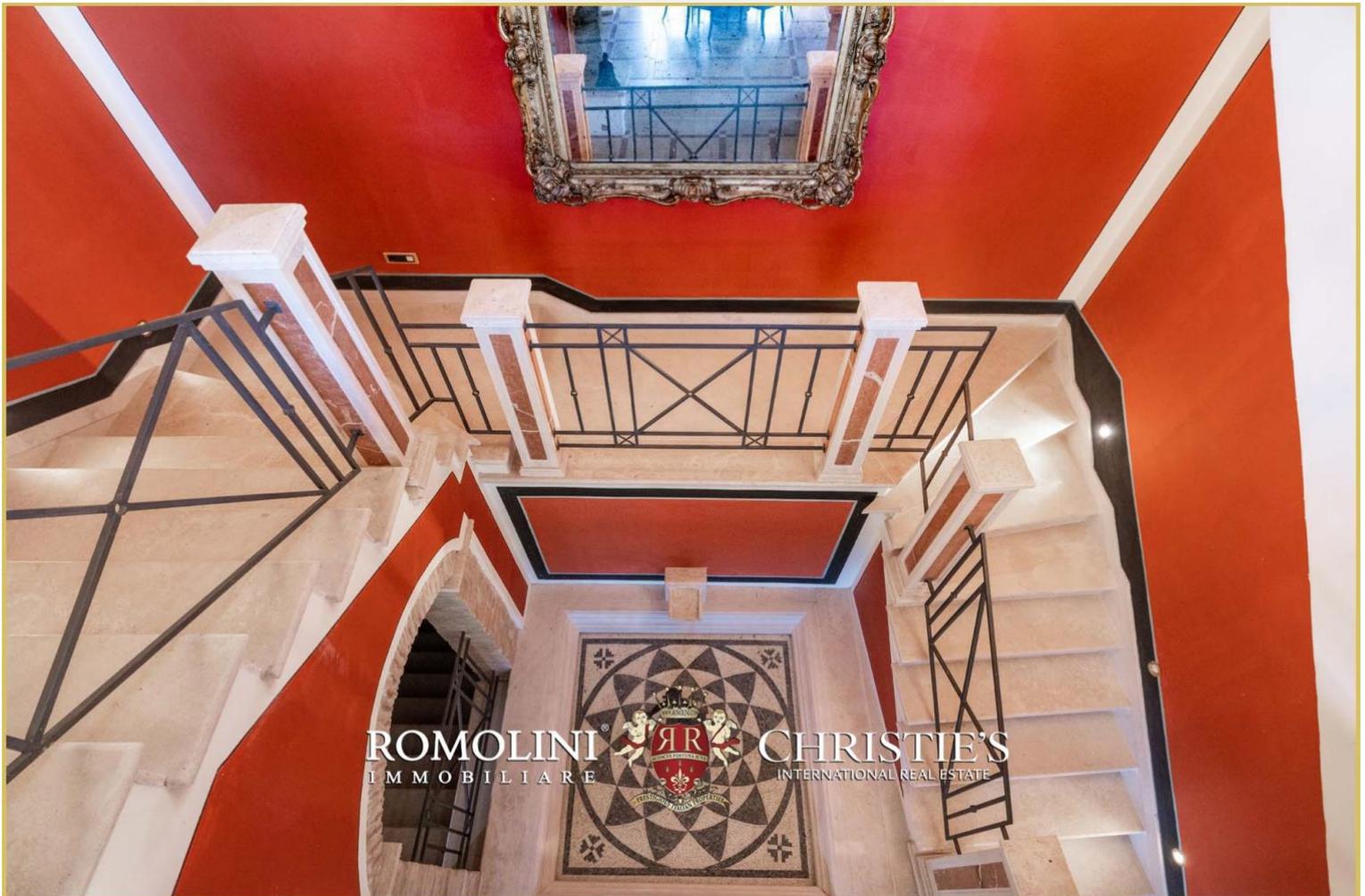
ROMOLINI[®] CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI[®] CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE











ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

RR
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

RR
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

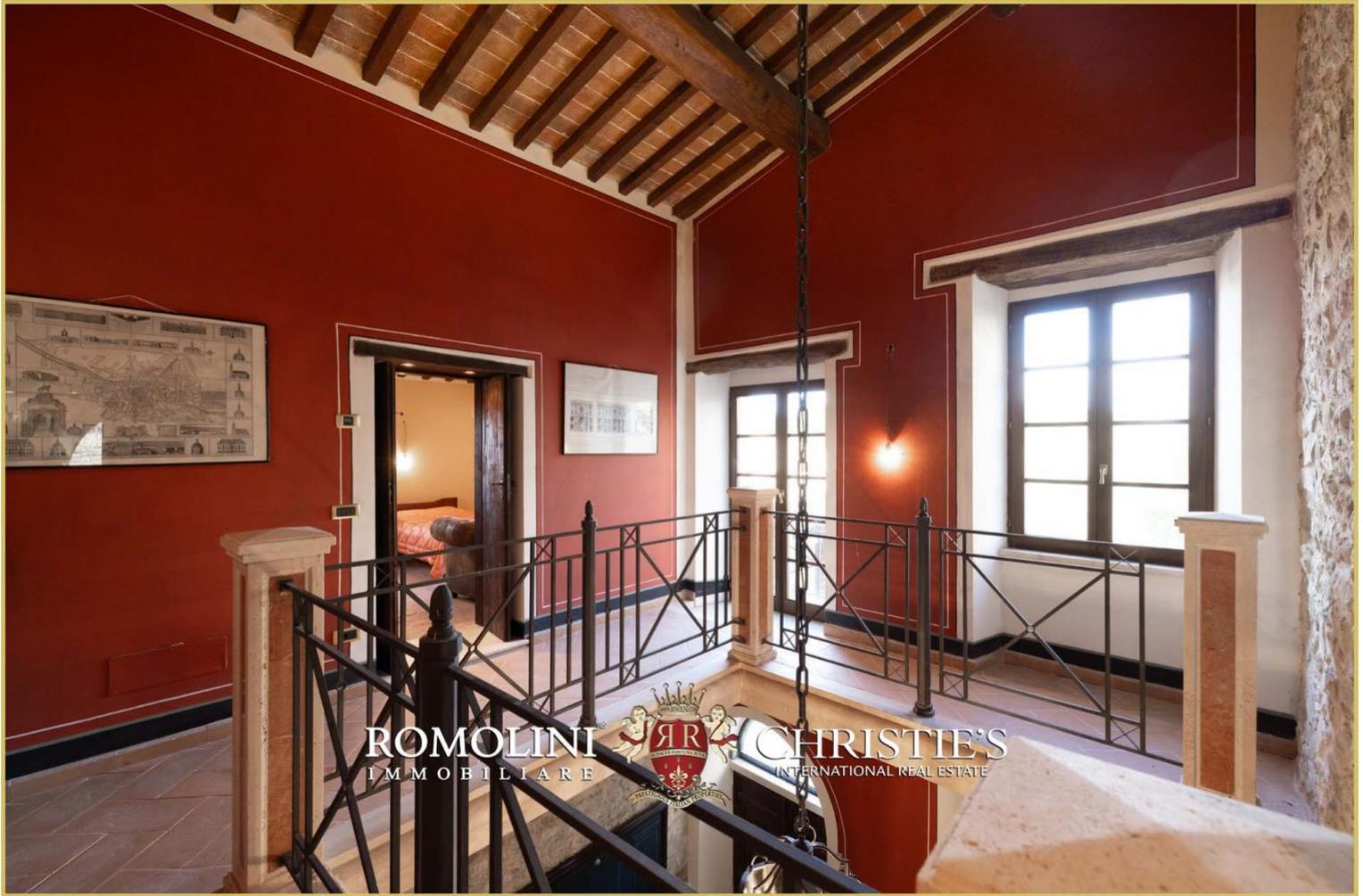


ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE















ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

















ROMOLINI
I M M O B I L I A R E

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com