

## ART-NOUVEAU LUXURY VILLA FOR SALE OVERLOOKING LAKE TRASIMENO, UMBRIA

Tuoro sul Trasimeno – Perugia – Umbria



**Interiors**  
461 m<sup>2</sup>

**Bedrooms**  
4

**Bathrooms**  
5

**Total land**  
7,500 m<sup>2</sup>

**Swimming pool**  
15 x 8 m

Among the rolling hills of Umbria, with a privileged view of Lake Trasimeno, stands this refined *Art Nouveau* villa: an exclusive residence where elegance, nature and tranquility blend in perfect harmony. The villa has been recently restored with high-quality materials and the addition of modern comforts suited to the needs of the 21<sup>st</sup> century. The property 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 #:** 2957 – VILLA ART NOUVEAU

**TYPE:** Art-Nouveau villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 461 square meters (4,960 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** 4

**BATHROOMS:** 5

**ANNEXES:** pool house

**MAIN FEATURES:** *Art Nouveau* villa, fireplaces, exposed beams, travertine and parquet flooring, sandstone stairs, furniture included in the price, swimming pool, view of Lake Trasimeno, garden

**EXTERIOR:** 7,500 square meters (1.8 acres)

**GARDEN:** yes, Italian garden

**SWIMMING POOL:** 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 ART NOUVEAU

Among the rolling hills of **Umbria**, with a privileged view of **Lake Trasimeno**, stands this refined **Art Nouveau villa**: an exclusive residence where elegance, nature and tranquility blend in perfect harmony. The villa has been recently restored with high-quality materials and the addition of modern comforts suited to the needs of the 21<sup>st</sup> century. The property 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 m<sup>2</sup> – 4,465 ft<sup>2</sup>, 4 bedrooms and 5 bathrooms), dating back to the 19<sup>th</sup> 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.

A **small outbuilding** (46 m<sup>2</sup> – 495 ft<sup>2</sup>) under renovation completes the property.

Nestled on the top of a hill overlooking the northern shore of Lake Trasimeno, the villa offers about **7,500 m<sup>2</sup> of private parkland**, embellished with an elegant Italian garden, centuries-old cedars of Lebanon and a **15 × 8 m panoramic swimming pool**. The atmosphere is that of a private oasis, ideal both as a main residence and as a prestigious home for moments of relaxation.

## PURCHASE OPTIONS

The villa is part of a larger estate that includes other building and additional land. There are two possible purchase options:

- **Option N°1 – € 4,200,000:** entire estate consisting of villa, farmhouse, swimming pools and 11,500 m<sup>2</sup> of land. The buildings will all be delivered completed and furnished;
- **Option N°2 – € 3,700,000:** entire estate consisting of villa, farmhouse, swimming pools and 11,500 m<sup>2</sup> of land. The buildings will be delivered in their current state (renovated villa, farmhouse and dependance to be completed);

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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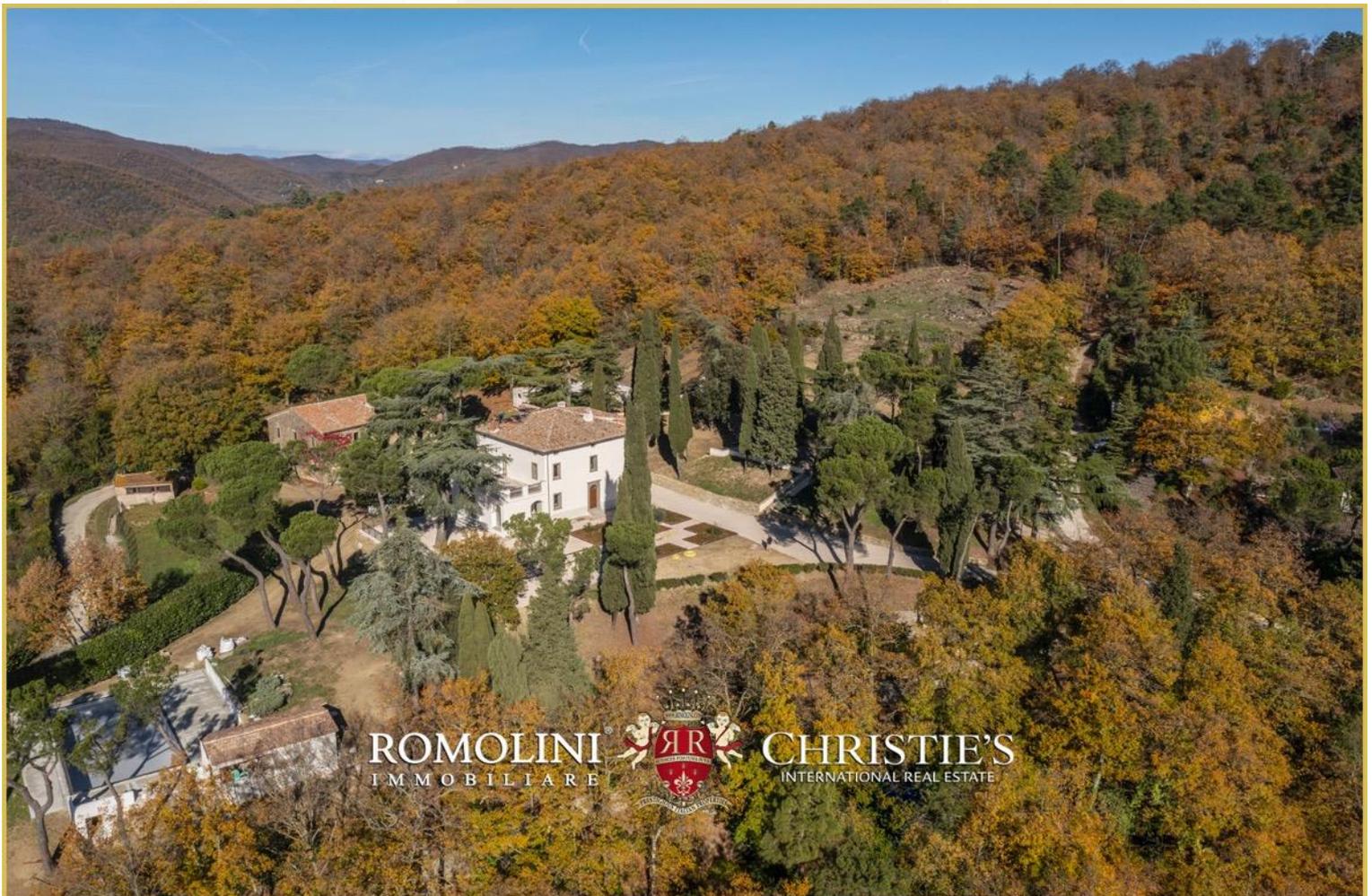
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