

RESTORED HAMLET, BOUTIQUE HOTEL FOR SALE ON LAKE TRASIMENO, UMBRIA

Tuoro sul Trasimeno – Perugia – Umbria



Interiors
2,273 m²

Bedrooms
35+

Bathrooms
20+

Total land
13.6 ha

Swimming pool
18 × 9 m

Olive grove
1.9 ha

A few kilometers from Lake Trasimeno, between the villages of Tuoro and Passignano, stands this 17th-century rural village formerly owned by the Marquis Ranieri di Sorbello. Located in a panoramic position overlooking the lake, the complex has been carefully renovated in recent years and transformed into a charming boutique hotel with 18 independent apartments divided into four buildings. The external space has been carefully recovered and transformed into a park with a swimming pool and event area.

SUMMARY OF THE PROPERTY

REFERENCE #: 2972 – BORGO TRASIMENO

TYPE: rural hamlet

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (400 m)

INTERIORS: 2,273 square meters (24,458 square feet)

TOTAL ROOMS: 55

BEDROOMS: 35+

BATHROOMS: 20+

ANNEXES: several buildings

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, brick arches, loggia, original fireplaces, park, bocce court, swimming pool, olive grove

EXTERIOR: 13.6 hectares (33.6 acres)

GARDEN: yes, around the building

SWIMMING POOL: 18 × 9 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 331.94 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Tuoro sul Trasimeno (5km; 10'), Passignano sul Trasimeno (5km; 10'), Cortona (16km; 25'), Castiglione del Lago (16km; 15'), Castiglion Fiorentino (25km; 30'), Umbertide (32km; 35'), Montepulciano (33km; 35'), Perugia (34km; 30'), Città di Castello (49km; 50'), Pienza (54km; 55'), Todi (76km; 1h), Montalcino (69km; 1h 5'), Siena (77km; 1h), Gubbio (83km; 1h 5'), Orvieto (99km; 1h 10'), Florence (118km; 1h 30'), Rome (207km; 2h 20')

CLOSEST AIRPORTS

Perugia San Francesco (43km; 40'), Firenze A. Vespucci (138km; 1h 30'), Ancona R. Sanzio (145km; 1h 40'), Forlì L. Ridolfi (162km; 2h 20'), Rimini F. Fellini (192km; 2h 35'), Pisa G. Galilei (199km; 2h 10'), Bologna G. Marconi (220km; 2h 20'), Roma Ciampino (221km; 2h 15'), Roma Fiumicino (235km; 2h 20')

BORGO TRASIMENO

A few kilometers from **Lake Trasimeno**, between the villages of **Tuoro** and **Passignano**, stands this **17th-century rural village** formerly owned by the **Marquis Ranieri di Sorbello**. Located in a panoramic position overlooking the lake, the complex has been carefully renovated in recent years and transformed into a charming boutique hotel with **18 independent apartments** divided into four buildings. The external space has been carefully recovered and transformed into a **park** with a **swimming pool** and **event area**.

The property is located less than five kilometers from Tuoro and Passignano, and in both towns, all necessary amenities for daily needs and more can be found. The village's location is also very convenient for moving between **Tuscany** and **Umbria**, as it is right on the border and not far from well-known cities such as Cortona, Perugia, and Città della Pieve.

DESCRIPTION OF THE BUILDINGS

House Passignano (955 m² – 10,276 ft², 18 bedrooms, and 10 bathrooms) is the largest in the hamlet and is currently divided into **ten independent apartments** spread over three floors. The units range from 57 m² to 145 m² and all consist of a living room with kitchen/cooking area, one/two bedrooms, and a bathroom.

Connected to House Passignano is the **former presbytery of the church** (500 m² – 5,380 ft², 7 bedrooms and 2 bathrooms): the building, structured on three floors, requires significant restoration work but could easily be divided into apartments to expand the accommodation activity. Currently, the building comprises stables, storages, living room, kitchen, seven bedrooms and two bathrooms.

House Tuoro (483 m² – 5,197 ft², 10 bedrooms and 7 bathrooms) is a stone farmhouse on two levels, fully renovated and divided into **six apartments** (plus a small office with a bathroom on the ground floor). The units in this building range from 36 m² to 108 m² and are all composed of a living room with kitchen/cooking area, one/two bedrooms, and a bathroom.

Next to the main buildings are two charming dependencies, both structured on a single floor and completely independent:

- **House Ciliegio** (72 m² – 775 ft²): living room with kitchen, bedroom, and bathroom.
- **House Magnolia** (70 m² – 753 ft²): living room with kitchen, two bedrooms, and two bathrooms.

Completing the property is an **event room** (125 m² – 1,345 ft², 2 bathrooms) consisting of a large versatile hall with two service bathrooms and an **agricultural warehouse** (68 m² – 732 ft²) with an electrical cabin and storage.

EXTERIOR

The buildings are immersed in a **wooded park of 12,600 m² with an 18 × 9 m swimming pool**, ideal for pleasant outdoor moments but also as a backdrop for weddings and events. Guests have at their disposal a **barbecue area** with a masonry oven, a **bocce court**, and an illuminated **dance floor**. A large gravel parking lot offers ample space for cars, even during events.

The rest of the estate includes a **centuries-old olive grove** (about 1.9 hectares) and **woods** (9.9 hectares), which offer a pleasant opportunity for excursions and/or walks in nature.

















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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