

RUSTIC COUNTRY HOUSE TO BE RESTORED FOR SALE IN MAGIONE, LAKE TRASIMENO

Magione – Perugia – Umbria



Interiors
608 m²

Bedrooms
12

Bathrooms
10

Total land
49.6 ha

On the hills of Magione, not far from Lake Trasimeno in Umbria, farmhouse to be renovated with 49.6 hectares of land for sale. The building (over 600 m²) is structurally solid, with roofs recently redone and walls in excellent condition. The interiors, however, require complete renovation, which offers broad flexibility to the new owners. The proposed project involves dividing the farmhouse into nine independent apartments, designed for guest accommodations and transforming the house into a rental property.

SUMMARY OF THE PROPERTY

REFERENCE #: 2981 – RUSTICO MAGIONE

TYPE: rustic farmhouse

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 608 square meters (6,542 square feet)

TOTAL ROOMS: 28

BEDROOMS: 12

BATHROOMS: 10

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, plain land to landscape a garden, wood, panoramic views

EXTERIOR: 49.6 hectares (122.6 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (6km; 10'), Passignano sul Trasimeno (15km; 15'), Tuoro sul Trasimeno (20km; 20'), Perugia (21km; 25'), Umbertide (30km; 35'), Cortona (36km; 35'), Assisi (44km; 40'), Montepulciano (51km; 50'), Città di Castello (55km; 50'), Todi (61km; 50'), Pienza (67km; 1h 5'), Orvieto (80km; 1h 20'), Siena (95km; 1h 10'), Florence (135km; 1h 40'), Rome (189km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (30km; 30'), Ancona R. Sanzio (133km; 1h 35'), Firenze A. Vespucci (156km; 1h 45'), Rimini F. Fellini (169km; 2h 20'), Roma Ciampino (202km; 2h 15'), Roma Fiumicino (215km; 2h 20'), Pisa G. Galilei (216km; 2h 25'), Bologna G. Marconi (237km; 2h 30')

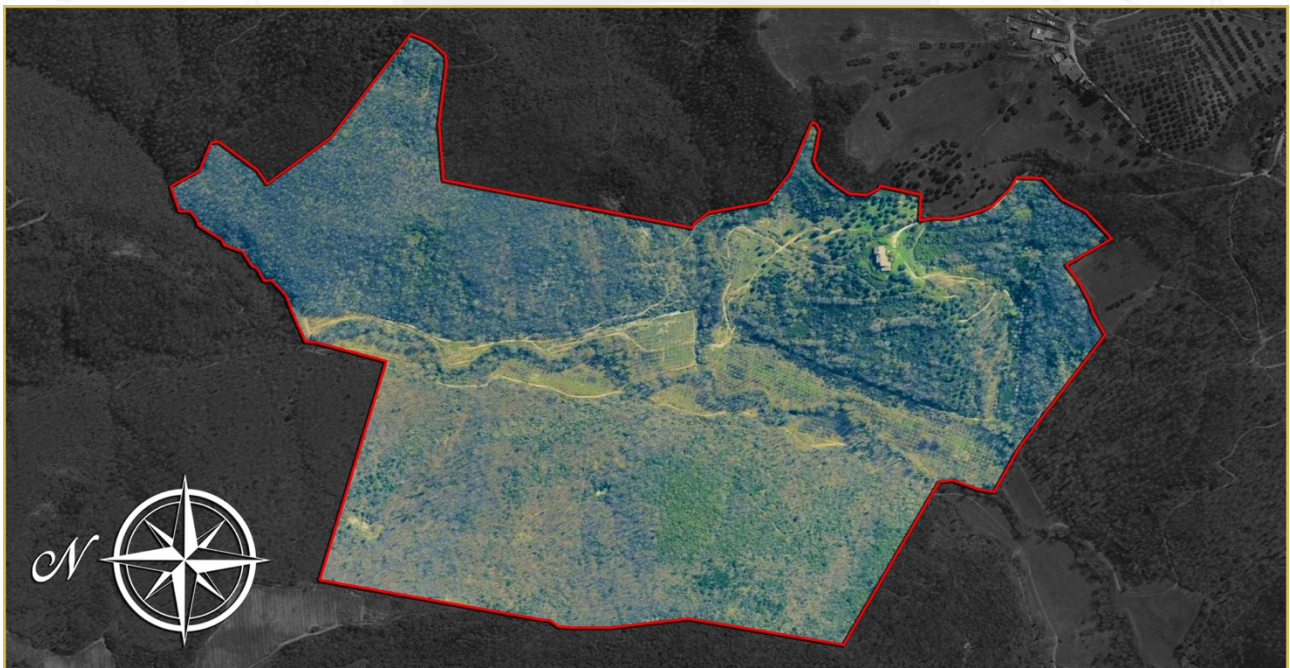
RUSTICO MAGIONE

On the hills of **Magione**, not far from **Lake Trasimeno** in **Umbria**, **farmhouse** to be renovated with **49.6 hectares of land** for sale. The building (over 600 m²) is structurally solid, with roofs recently redone and walls in excellent condition. The interiors, however, require complete renovation, which offers broad flexibility to the new owners. The proposed project involves dividing the farmhouse into nine independent apartments, designed for guest accommodations and transforming the house into a rental property.

- **Apt. A:** living room, kitchen, bedroom, and bathroom;
- **Apt. B:** living room, kitchen, two bedrooms, and bathroom;
- **Apt. C:** living room with kitchen, two bedrooms, and two bathrooms;
- **Apt. D:** entrance, living room, kitchen, bedroom, and bathroom;
- **Apt. E:** living room with kitchen, bedroom, and bathroom;
- **Apt. F:** living room, kitchen, bedroom, and bathroom;
- **Apt. G:** living room, kitchen, two bedrooms, and bathroom;
- **Apt. H:** living room, kitchen, bedroom, and bathroom;
- **Apt. I:** living room, kitchen, bedroom, and bathroom.

Around the farmhouse, the flat land could be cultivated to create a **private garden of 3,300 m²** on which to also build a swimming pool. The rest of the property (about 49.3 hectares) is covered by woods that ensure great privacy and silence.

The farmhouse is located in a very private and quiet position, surrounded by trees, and is accessible via an unpaved road. The daily services are about 10 minutes away by car, while the nearest large city is Perugia, reachable in just under half an hour. Of particular interest is **Lake Trasimeno**, about 15 km from the farmhouse.





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