Ref. 3096 – **VILLA MARIE** www.romolini.com/en/3096

PANORAMIC COUNTRY HOUSE WITH POOL FOR SALE IN UMBRIA, LAKE TRASIMENO

Magione – Perugia – Umbria



Interiors	Bedrooms	Bathrooms
382 m²	3+	3+
Total land	**Swimming pool**	**Olive grove**
10.6 ha	8 × 4 m	X.X ha

A few kilometers from Lake Trasimeno, on the hills surrounding Magione and Perugia, a renovated farmhouse with 10.6 hectares of land for sale. The property's location is extremely panoramic and very convenient, being just a few hundred meters from a village that offers all essential services. Despite this, the buildings are surrounded by trees that ensure privacy and confidentiality and shield the property from noise and prying eyes.

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com

SUMMARY OF THE PROPERTY

REFERENCE #: 3096 – VILLA MARIE
TYPE: countryside villa
CONDITIONS: restored
LOCATION: hilly, panoramic
ACCESS: unpaved road

INTERIORS: 382 square meters (4,110 square feet)
TOTAL ROOMS: 12
BEDROOMS: 3+
BATHROOMS: 3+
ANNEXES: garage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and stone floorings, fireplaces, alarm system, garage, porches, panoramic terrace, terraced garden, irrigation system, swimming pool, olive trees, bocce court

EXTERIOR: 10.6 hectares (26.2 acres)
OLIVE GROVE: 4.9 hectares (12.1 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 8 × 4 m

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: gasoil
HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (900m; 5'), Magione (9 km; 15'), Corciano (15 km; 20'), Perugia (20 km; 20'), Passignano sul Trasimeno (25 km; 30'), Castiglione del Lago (30 km; 35'), Panicale (30 km; 35'), Torgiano (35 km; 35'), Marsciano (35 km; 40'), Assisi (45 km; 45'), Tuoro sul Trasimeno (35 km; 40'), Umbertide (45 km; 50'), Cortona (45 km; 50'), Gubbio (65 km; 1h 10'), Todi (60 km; 1h), Spello (50 km; 50'), Montefalco (60 km; 1h), Bevagna (55 km; 55'), Arezzo (75 km; 1h 10'), Orvieto (85 km; 1h 15'), Siena (105 km; 1h 35'), Montepulciano (75 km; 1h 15'), Pienza (85 km; 1h 25'), Florence (145 km; 1h 45'), Rome (174 km; 2h 5')

CLOSEST AIRPORTS

Perugia San Francesco (28 km; 30'), Firenze A Vespucci (155 km; 1h 50'), Rome Ciampino (175 km; 2h 5'), Rome Fiumicino (205 km; 2h 20'), Pisa G. Galilei (210 km; 2h 30'), Bologna G. Marconi (245 km; 2h 40'), Rimini F. Fellini (190 km; 2h 25')

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com

VILLA MARIE

A few kilometers from **Lake Trasimeno**, on the hills surrounding **Magione** and **Perugia**, a renovated **farmhouse** with **10.6 hectares of land** for sale. The property's location is extremely panoramic and very convenient, being just a few hundred meters from a village that offers all essential services. Despite this, the buildings are surrounded by trees that ensure privacy and confidentiality and shield the property from noise and prying eyes.

The **farmhouse** (324 m² – 3,486 ft², 2 bedrooms and 3 bathrooms), completely renovated in the 1990s and in good aesthetic-structural condition, is arranged over two levels. On the ground floor, there is the living area consisting of two large lounges, a spacious kitchen with direct access to the porch and the terrace (ideal for outdoor dinners and lunches), an entrance with stairs, an office space, two service rooms, and a bathroom. Moving upstairs, accessible both from the inside and directly from the outside, you reach the sleeping area composed of a spacious master bedroom with an en-suite bathroom and a private walk-in wardrobe (technically an additional room), a second bedroom, a separate bathroom, and a small lounge.
The house could feature up to four bedrooms but the current owners went with a two-bedroom layout based on their personal needs.
The building is also equipped with an alarm system that ensures safety and tranquility.

The **outbuilding** (58 m² – 624 ft²) is located not far from the house and is currently used as a garage (two separate rooms) with a small cellar at the back. The building is already equipped with utility connections and could easily be converted into a guesthouse.

The house is surrounded by a **lush terraced garden of about 6,400 m²** with lighting and irrigation systems. The **paved terraces** surrounding the building offer breathtaking views of the surrounding countryside, as does the **8 × 4 m swimming pool** located slightly lower than the house. Just below the pool is a **bocce court** which needs a few works.
In the upper part of the property, where guests and service staff usually park, one could easily create a **tennis** and/or **pickleball court**.

The rest of the property (about 10.0 hectares) is located on the hillside down to the valley and is entirely covered by woods (5.1 hectares) and **olive trees** (4.9 hectares) that produce excellent extra-virgin olive oil every year.



© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com


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
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

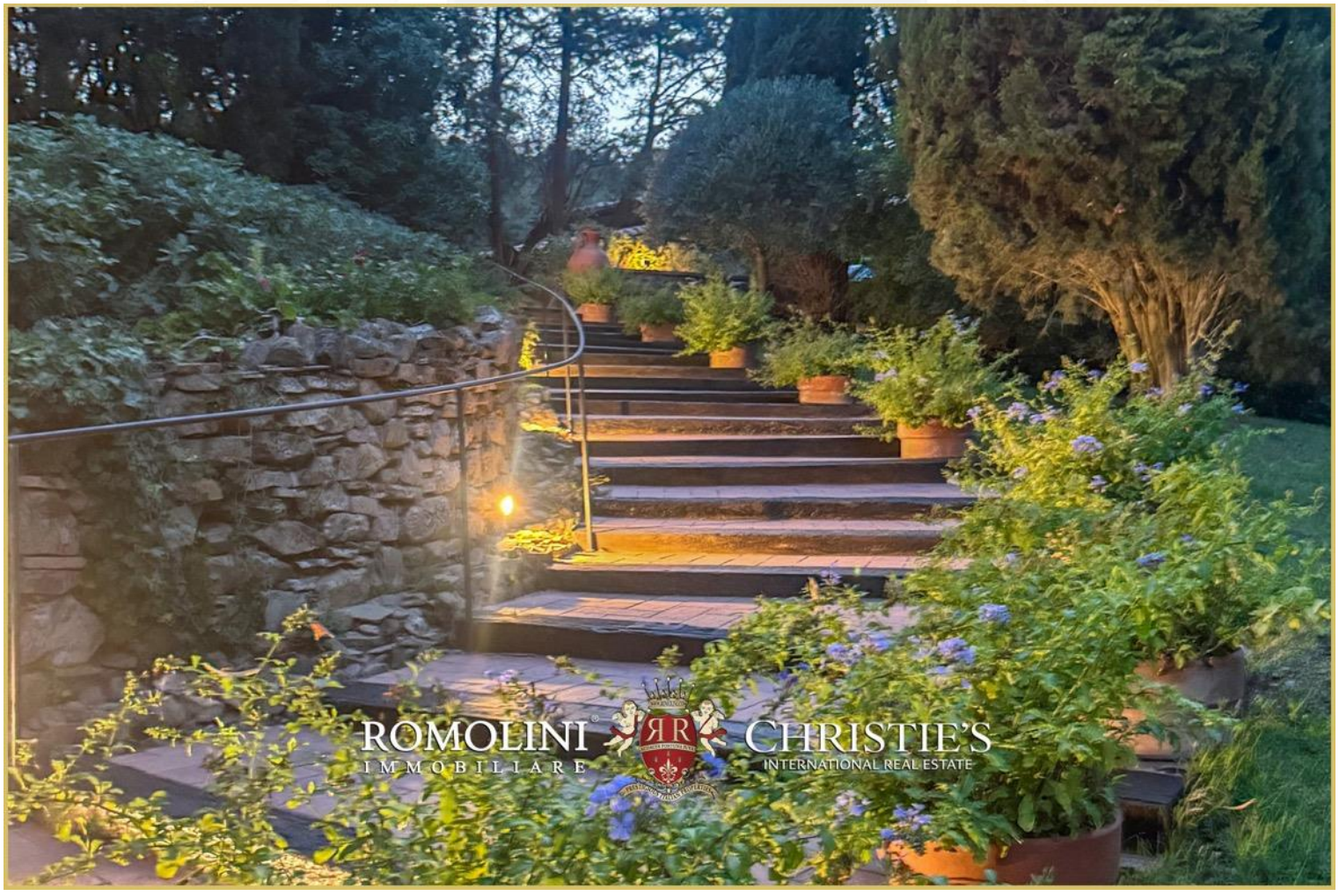

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

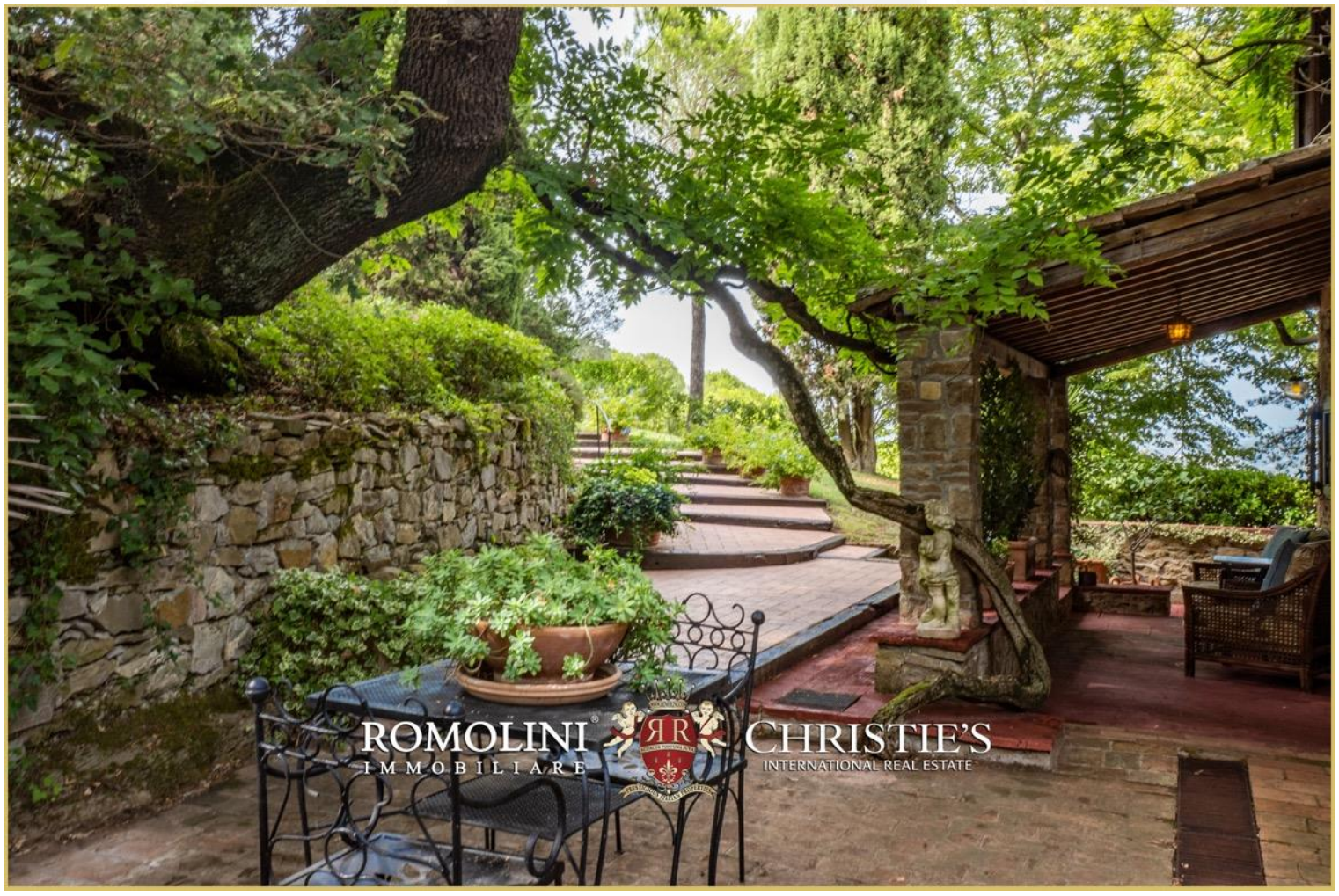

ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


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
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
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
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
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
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
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


No Smoking
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
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

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

www.vineyardswineries.com

(+39) 0575 788 948

info@romolini.com