Ref. 3178 – **RESORT LAGO DI CORBARA** www.romolini.com/en/3178

COUNTRY RESORT PROJECT WITH PANORAMIC VIEWS OVER LAKE CORBARA, UMBRIA

Baschi – Terni – Umbria



Interiors	Bedrooms	Bathrooms
1,800 m²	28	30

Total land	Swimming pool
3.2 ha	20 × 10 m

In a spectacular panoramic position overlooking Lake Corbara, within the Tiber River Park in Baschi, Umbria, this interesting hospitality property offers an exceptional opportunity for the development of an exclusive luxury country resort. The estate enjoys a particularly attractive setting: the surrounding landscape is characterized by rolling hills, wooded areas and the waters of the lake, offering an atmosphere of tranquility and privacy while remaining within convenient reach of some of central Italy's most renowned historical destinations.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3178 – RESORT LAGO DI CORBARA
TYPE: renovation project
CONDITIONS: to be restored
LOCATION: lakeside, panoramic
ACCESS: excellent, paved road

INTERIORS: 1,800 square meters (19,368 square feet)
TOTAL ROOMS: 40
BEDROOMS: 28
BATHROOMS: 30
ANNEXES: dependance, technical room

MAIN FEATURES: wooden beams, brick arches, terracotta and parquet flooring, panoramic terraces, park, swimming pool, tennis court

EXTERIOR: 3.2 hectares (7.9 acres)
GARDEN: to be recovered
SWIMMING POOL: 20 × 10 m

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: to be connected
ADSL: possible
GAS: natural gas
HEATING SYSTEM: radiators + fan coils

CLOSEST CITIES AND TOWNS

Baschi (8 km; 10'), Orvieto (15 km; 20'), Civitella del Lago (15 km; 20'), Montecchio (20 km; 25'), Todi (25 km; 30'), Guardea (25 km; 30'), Castiglione in Teverina (20 km; 25'), Alviano (30 km; 35'), Bagnoregio (35 km; 40'), Amelia (40 km; 45'), Narni (50 km; 55'), Viterbo (65 km; 1h), Spoleto (70 km; 1h 10'), Terni (65 km; 1h), Montepulciano (85 km; 1h 15'), Perugia (75 km; 1h 10'), Assisi (95 km; 1h 25'), Città della Pieve (75 km; 1h 10'), Chianciano Terme (95 km; 1h 20'), Siena (145 km; 1h 50'), Florence (185 km; 2h), Rome (130 km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (75 km; 1h 10'), Rome Fiumicino (150 km; 1h 40'), Rome Ciampino (145 km; 1h 45'), Firenze A. Vespucci (185 km; 2h), Pisa G. Galilei (250 km; 2h 40'), Ancona R. Sanzio (190 km; 2h 15'), Bologna G. Marconi (260 km; 2h 45')

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RESORT LAGO DI CORBARA

In a spectacular panoramic position overlooking **Lake Corbara**, within the **Tiber River Park** in **Baschi, Umbria**, this interesting hospitality property offers an exceptional opportunity for the development of an exclusive luxury country resort.
The estate enjoys a particularly attractive setting: the surrounding landscape is characterized by rolling hills, wooded areas and the waters of the lake, offering an atmosphere of tranquility and privacy while remaining within convenient reach of some of central Italy's most renowned historical destinations.

The property consists of **three buildings with a total surface area of approximately 1,800 m²**, surrounded by over **3.2 hectares of land** in a beautiful natural setting. The existing buildings, characterized by traditional rural architecture and stone elements, are in need of renovation and offer considerable potential for the creation of a high-end hospitality establishment that combines the authentic character of the Umbrian countryside with contemporary comfort and services.

The property also benefits from an additional building volume of approximately **2,000 m³ (approximately equivalent to 600 m²)**, allowing for the expansion of the existing complex and the development of further accommodation and wellness facilities.

THE DEVELOPMENT PROJECT

The proposed project envisages the conversion of the existing estate into an exclusive **five-star country resort**, designed to become a prestigious destination for international travelers seeking privacy, nature, gastronomy and relaxation.

The development includes a total of **28 accommodation units**, comprising suites and guest rooms, **with approximately 60 beds**, distributed throughout the renovated buildings and the planned extension. The architectural concept focuses on the preservation of the property's traditional character, with the use of local stone and natural materials, complemented by modern technology and high-quality finishes.

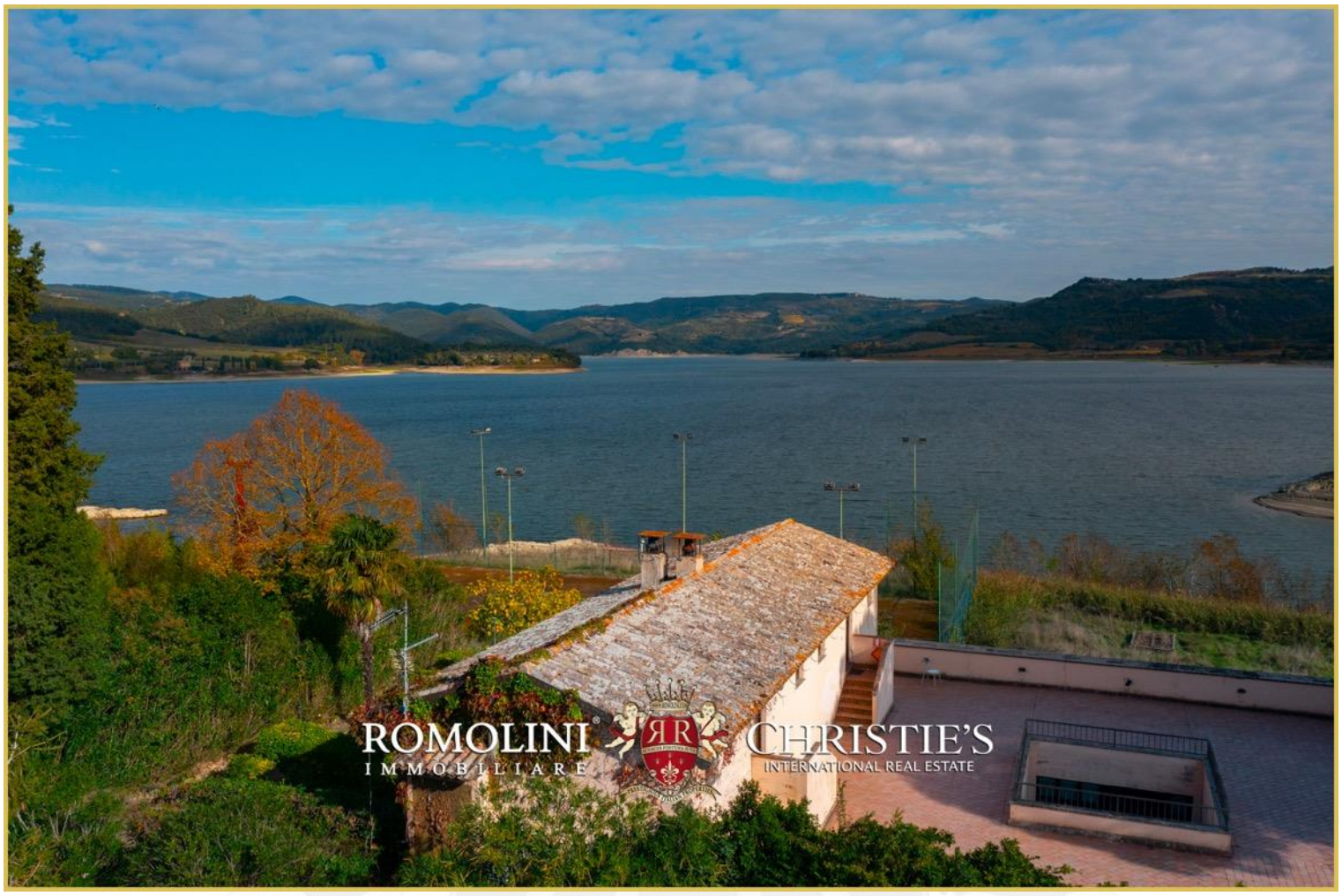
The resort is designed to offer a comprehensive range of hospitality services, including a **gourmet restaurant** featuring locally sourced products, a **SPA and wellness center**, and a **panoramic 20 × 10 m infinity pool** overlooking the lake. The surrounding grounds also provide ample space for landscaped gardens, outdoor relaxation areas and nature trails.

The combination of an intimate setting, high-quality accommodation and dedicated wellness facilities makes this an interesting proposition for the development of a boutique hospitality destination catering to an international clientele, as well as private retreats and exclusive corporate events.

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