



## Villa Rondò



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,175,799.67

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Tuoro sul Trasimeno
Soumis:	18/07/2024

### Description:

In its almost 20 years of operation, Villa Rondò has quickly become a landmark for anyone who wants to spend a holiday or even just a relaxing night immersed in a magical atmosphere. Inside the villa, measuring about 1,100 square metres, there are nine splendid rooms and a flat, a modern spa with a heated swimming pool and a small gourmet restaurant with 40 seats. The park of about 1 ha. hosts a beautiful swimming pool, an Italian-style garden, a vegetable garden, a small vineyard and many relaxation areas where every guest can enjoy his corner of paradise. The structure was restored in 2004 and cared for in every detail with the precise aim of recreating a warm atmosphere of yesteryear but with all the comforts of a modern resort.

It features classic finishes with different choices of materials and colours to characterise each room and each environment. The state of maintenance is excellent.

The water supply is guaranteed not only by the municipal aqueduct but also by three wells. The heating plant consists of a modern heat pump system powered by a 14 kW photovoltaic system and a solar thermal system. All rooms are equipped with air conditioning. The villa is equipped with a lift.

Villa Rondò is an accommodation facility with a small gourmet restaurant inside, which has been well-established for over 15 years. The property enjoys a residual buildability of about 700 square metres that can be exploited in almost two hectares of private land.

Located close to a small village overlooking Lake Trasimeno and only 20 minutes' drive from the town of



Cortona.

The Great Estate group carries out a technical due diligence on each property acquired through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the client at the time of a real interest in the property.

Condition: Reformed  
Année: 1850

### Commun

Dimesions du lot: 17000 m<sup>2</sup>

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T1889/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1889/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 7716

