



## Villa Panorama



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 1,495,000

### Location

Country: Italy  
State/Region/Province: Umbria  
City: Passignano sul Trasimeno  
Posted: Aug 30, 2024

### Description:

On the green hills of Lake Trasimeno, in a panoramic position, stands this beautiful recently renovated villa. The property, of approximately 370 sqm is divided vertically into 2 real estate units. The master part is composed of a large bright living room, a kitchen with large windows from which you can admire the splendid view of Lake Trasimeno, a bedroom and 2 bathrooms. An internal staircase leads to the first floor where we find a large living room with fireplace, 3 bedrooms and 3 bathrooms. The second apartment, more intimate and cozy, is composed on the ground floor of a living room/kitchen and a floor and on the first floor of two bedrooms with a panoramic view of the surrounding landscape and a bathroom. To complete the property, there is approximately 16,000 sqm of land which is home to approximately 150 olive trees in production and a green and well-kept garden which is an ideal space to relax while admiring the view of the lake. There is also a 12x6 swimming pool.

The property was renovated in 2017 and much attention was paid to energy saving. There are quality materials and the property is taken care of down to the smallest detail, leaving room for modern character but preserving the mastery of the typical characteristics.

The utilities are all present and working. Much attention has been paid to energy saving: there are in fact 2 heat pumps, 8 kW of photovoltaic panels with 6 kW storage and 3 solar panels for the storage of domestic hot water. There is also charging for electric cars. Video surveillance system with 3 cameras.

This property is an ideal choice both as a first and second home. A mixture of style and refinement immersed in the green heart of central Italy.



Villa Panorama is surrounded by nature but located just 3 minutes from Passignano sul Trasimeno equipped with all amenities, and from the highway entrance. The city of Magione is about 12 minutes away by car and Perugia with its airport is only 25 minutes away by car.

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 customer at the time of a real interest in the property.

Condition: Reformed  
Built: 1970

### **Common**

Lot Size: 16121 sq m

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/KPMQ-T1929/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1929/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8367

