



## MERAVIGLIA SUL LAGO



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 757,347.4

### Localização

Country:	Itália
State/Region/Province:	Úmbria
Cidade:	Magione
Adicionado:	16/07/2024

#### Informação adicional:

Location, character, attention to detail: Meraviglia sul Lago is a home possessing qualities that are unique in the area. Located on the first floor of an old (1858) stone farmhouse, Meraviglia sul Lago is a large independent flat, skilfully renovated over the last few years, with access via a typical external stone staircase. It is immersed in a lush park enriched by palm trees and a flurry of plants and flowers, with a panoramic swimming pool shared with the unit below. It is the perfect property for those seeking a priceless panorama, convenience to services, the flavour of the old combined with the modern, without suffering the burden of bearing all the expenses and the upkeep of the park and the swimming pool. Meraviglia sul Lago comprises, inside, an entrance hall, large double living room with fireplace, kitchen, 4 bedrooms, 3 bathrooms, walk-in wardrobe. Outside, there is a large private garage, as well as a condominium building housing, on one side, a beautiful billiard room and, on the other, storage rooms and storerooms. Driveway access to the property is provided by two different automated gates, one upstream and one downstream, with attractive paved driveways. It is also possible for sellers to consider atypical and time-delayed (3 years) sales options, such as a rent-to-buy contract.

The apartment for sale, and the entire farmhouse of which it is part, have been renovated in several stages and are in excellent condition. Externally made of stone, Meraviglia sul Lago has terracotta and parquet floors, wooden window frames with double glazing and finishes typical of Umbrian farmhouses. Meraviglia sul Lago is sold inclusive of part of the furnishings (kitchen, made-to-measure wardrobes, bedrooms).

The property is connected to the electric service and to the municipal waterworks. There are also 3 wells



for the irrigation of the communal garden. An underground LPG gas tank serves the kitchen, while heating is provided by a diesel boiler and/or by hot/cold inverter split units installed in each room.

This wonderful property is suitable both as a second home, possibly to be used for tourist rentals, and as a main residence, given its proximity to the main services. The sale can also be spread over time, with formulas such as a rent-to-buy contract, thus giving an extra flexibility to the possible buyer.

Meraviglia sul Lago boasts a location that is objectively among the most evocative and scenic in the entire region. The ancient hamlet of Monte del Lago is less than 1 km away, as are the shores of Lake Trasimeno, where one can enjoy various water sports and activities or can move along the cycling and walking path that runs all around the perimeter of the lake. Shops and services are a 5-minute drive away, as are a wealth of excellent restaurants. The centre of Perugia is less than 20 minutes' drive away and the A1 motorway entrance at Bettolle is 30 minutes. The location is private and extremely scenic, yet easy to reach.

Certificate of habitability issued in 2021. Property registered with cadastral category A/7

The property is in the name of a private individual

Condição: Reformed  
Construído: 1858

### **Comum**

Tamanho do lote: 4000 m<sup>2</sup>

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Informação adicional**

URL do site: [http://www.arkadia.com/KPMQ-T1887/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1887/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8789

