

P764, COUNTRY HOUSES FOR SALE IN PASSIGNANO SUL TRASIMENO – OVERLOOKING THE TRASIMENO LAKE

For sale. € 1.250.000



Passignano sul Trasimeno

We are pleased to offer you this amazing country house realized from scratch, perfectly according to rustic style's law, located in a hyper panoramic leading position, overlooking the Trasimeno Lake and its suggestive olive groves.

The main building, 320 square meters total surface, with its own independent access, is spread over two levels so arranged: on the ground floor we can find a living room with thermo fireplace and a kitchenette composed by a pretty masonry kitchen and a second fireplace, two double bedrooms, a bathroom with shower and a laundry corner (that could be easily turned into a second bathroom). There is an internal staircase (now closed but it is possible to open it again) that leads to the first floor where there are three bedrooms with en-suite bathroom, all bedrooms are used for tourist rentals. In fact, there is a back entrance that ensure complete privacy and access freedom to the guests. The main house is also equipped with an elegant 72 square meters dependence, this can be use as an apartment for tourist rentals or as an independent residence for a son or for your staff. This dependence is composed by a living room with kitchenette and a large double bedroom with en-suite bathroom. The one-level arrangement and the glass-door inside the dependence, allow people to have direct entrance/exit from the beautiful garden, where you can enjoy the panoramic view over Trasimeno Lake. The property is completed by 6.5 hectares of land divided into: 1 hectare of truffle area, 5 hectares of olive grove with 550 olive trees that produce 1000 pounds of oil every year, the remaining part is intended to garden, wood and orchard with 15 fruit trees. All the surrounding area is protected by a fence against animals' intrusion. It is possible to realize a swimming pool since that the property already have the permission from the City council. It is very important to mention the presence of an artesian well that ensure water independence also during drought periods, so there will be no problem for your garden irrigation! Anyway, the whole property is also served by the public aqueduct. Ideal location next to the Tuscany borders, and the tourist centers of greatest value and interest such as Cortona and Montepulciano, located only 15 and 30 minutes away, and the two most renowned natural islands of Lake Trasimeno: Isola Polvese and Isola Maggiore. From here you can reach Perugia airport in 25 minutes, as well as the Rome-Milan highway. An ideal property to be lived by a family that wants to spend life enjoying absolute peace and a wonderful panorama among the most evocative areas of this region. This property also represents a valid opportunity to be put on income in the context of temporary tourist rentals through the most important websites of this sector. Divine Tuscany & Finest Properties is the Number One real estate agency in Tuscany, specialized in the sales of villas and old town-center properties. We only offer carefully selected properties. Within our integrated services, we offer you the opportunity to restructure or modernize your new property in Italy through our specialized renovation company, with over twenty years' experience in the renovation of both luxury farmhouses and properties located inside historical centers. Thanks to our designers we can also provide "turnkey" solutions that include your new property's furniture. REF P764 IMPORTANT: WE WILL ALSO ASSIST YOU IN EVERYTHING AFTER COMPLETION OF THE SALE, AS YOU WILL NEED HELP WITH ALL THE BUREAUCRATIC PROCEDURES CONNECTED WITH THE PURCHASE OF A PROPERTY: FROM THE TRANSFER OF UTILITY CONTRACTS TO LEGAL MATTERS, ASSURING SATISFACTION IN ALL YOUR REQUIREMENTS. WE ADVISE OUR CLIENTS NOT TO BUY REAL ESTATE IN TUSCANY FROM AGENCIES WHICH ARE NOT LOCATED IN THE AREA OF THE

BASE INFORMATION:

Bed : 7
Bath : 6
Living Areas : 3

LAND INFORMATION:

Total : 6.5
hectares
Square meter : 380

CONVENIENCE:

General Amenities: Satellite Dish,
Energy Savings Amenities:
Fireplace,Fireplace,Gas Hot Water,
Exterior Amenities: Fence,Exterior
Lighting,Gazebo,Fruit Trees,
Landscape Amenities: Arable land/olive
grove/vineyard,Lawn,Landscaping,

PROPERTY BECAUSE THEY WILL NOT BE ABLE TO ASSIST THEM AFTER COMPLETION AS IS OUR CUSTOM, HAVING WORKED FOR YEARS IN THE REGION IN WHICH WE WERE BORN. IT IS WORTH REMEMBERING THAT YOU WILL NEED THE AGENCY ABOVE ALL AFTER COMPLETION, AND IN THIS RESPECT, WE WILL PROVE TO BE THE BEST. I WOULD LIKE TO ASK ALL FOREIGN FRIENDS WHO ARE READING THIS A SIMPLE QUESTION: IF YOU WISHED TO BUY THE BEST FLORENTINE T-BONE STEAK AND ABOVE ALL TO KNOW EVERYTHING ABOUT IT, WOULD YOU GO AND BUY IT FROM THE LOCAL BUTCHER DARIO CECCHINI IN PANZANO IN CHIANTI OR FROM GREAT BURGER AT THE INTERSECTION BETWEEN REGENT STREET AND OXFORD STREET IN LONDON? THE ANSWER IS OBVIOUS. IF YOU WISH TO BE CERTAIN OF KNOWING EVERYTHING PERTAINING TO THE PROPERTY YOU ARE ABOUT TO PURCHASE AND YOU WANT TO BE SURE YOU HAVE ASSESSED EVERYTHING YOU NEED TO KNOW ABOUT IT, FROM THE LOCATION TO THE LEGAL ASPECTS RELATING TO IT, OUR EXPERTISE OF OVER TEN YEARS IN TUSCANY'S MOST GENUINE LOCATIONS IS AT YOUR DISPOSAL AND DOZENS OF OUR AMERICAN, ENGLISH, RUSSIAN, FRENCH CLIENTS AND THOSE FROM MANY OTHER NATIONS WILL BE HAPPY TO DIRECTLY SHARE THEIR EXPERIENCE WITH YOU. Pier Paolo Giglioni Ceo DIVINE TUSCANY luxury & finest properties