



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA CAPRICORNO



Ref: V119

Umbria - Perugia - Tuoro sul Trasimeno

PRICE: 1.490.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 568.00 Mq

Bedrooms: 7

Bathrooms: 8

Swimming pool: Si

Terrain: 0.99 ha

This stone villa dates back to 1868, it's an elegant farmhouse restored in the 2014 situated near Tuoro and it offers a splendid view over the Lake.

Also it's a short distance from Passignano Sul Trasimeno, famous for its large offer of bar/gelaterie, fish restaurants and ferry to the Islands.

The 568 sqm villa is on 2 floors and it offers 7 bedrooms and 8 bathrooms.

The renovation has been done with great care in a rustic and refined style with wooden beams and tiles in the ceiling, large arches and wooden tiles in the bedrooms.

Garden/Land: approximately 9900 sqm of fenced garden. Possibility to purchase additional land consisting of 4.9 ha of olive grove and 3.3 ha of vineyard planted with Grechetto, Syrah, Sangiovese, Merlot and Cabernet. The asking price for the land is approximately 300,000 euros.

The swimming pool (measuring 12x6 m, depth of 1.50 m with chlorine purification) in front of the house is an ideal place to enjoy suggestive and exciting sunsets.

This property provides a great location for those who wish to enjoy the peaceful, unspoiled surroundings of the Umbrian countryside and the Trasimeno Lake, yet be close to local activity, restaurants, & historic sites.

Utilities: LPG heating, A/C, electricity, main water, Wi-Fi.

Carport for 4 cars.

The furniture is included in the price.

Distances: about 6 km from Tuoro sul Trasimeno, 15 km from Cortona, 11 kms from Castiglione del Lago

Distance from main airports: Perugia 40 km, Florence 120 km, Rome 235 km.