



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## LA SORGENTE - CASALE LAGO TRASIMENO



Ref: NV768

Umbria - Perugia - Tuoro sul Trasimeno

PRICE: 850.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 500.00 Mq  
Bedrooms: 5  
Bathrooms: 5  
Swimming pool: No  
Terrain: 1 ha

Ancient farmhouse for sale dating back to 1883, immersed in the Umbrian countryside, in a quiet and peaceful position with a beautiful view over Trasimeno Lake.

It was renovated and enlarged in 2000 and it has a floor area of ??about 400 square meters.

The floors are in handcrafted terracotta and the ceilings in beams and terracotta tiles.

The living area has large french windows which offer direct access to a panoramic terrace with stunning views over the lake and the landscape.

The land is about 1 hectare fenced with a suggestive private water source.

A small and characteristic cottage consisting of a single room, formerly used as a hunting lodge, is situated a few meters from the farmhouse.

It could be restored as a guest house or changing room for a potential swimming pool.

The property offers plenty of water and is more than enough for both internal and external use.

The basement is very large and could be used as an independent apartment.

Utilities: Well, LPG gas, fireplace, underfloor heating, water collection tank, gravel road of 650 meters, passable with any car.

The farmhouse is on 2 levels, the basement consists of 1 large living room with fireplace, 1 large room, 1 wardrobe room, 1 laundry room, 1 large bathroom with tub, 1 cellar, a large room used as a cellar or garage and boiler room.

From the living room a comfortable staircase leads to the ground floor with access directly to the dining room and living room with fireplace, both with large french windows with access to the porch.

A kitchen with wood stove, 4 double bedrooms with en suite bathrooms one with walk-in closet.

The living room leads to a mezzanine that can be used as a living area/library.