



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## CASA PASSIGNANO



Ref: NV795

Umbria - Perugia - Passignano sul Trasimeno

PRICE: 499.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 160.00 Mq

Bedrooms: 6

Bathrooms: 2

Swimming pool: No

Terrain: 0 ha

This house is situated centrally in the old town of Passignano sul Trasimeno, in high position.

Passignano is a beautiful medieval village on the shores of Trasimeno Lake, located between Umbria and Tuscany with a boarding pier for ferries heading to Isola Maggiore.

What makes this house unique is its stunning and wide view over the lake and its islands: from the external area and from the terraces one can admire a fantastic panorama.

The house of about 160 sqm dates back to 1930 and it has been completely renovated in 2008, with new kitchen, three new bathrooms and the electricity and hydraulic system. The living area is elegant and comfortable with its charming fireplace and french windows with direct access to the courtyard.

The floor on the large terrace in front of the house is renewed and covered with travertine.

This property offers a splendid external area equipped with garden furniture, table and chairs to enjoy splendid meals or caffè in front of the Lake.

This house is close to bakery and other shops and without disturbing neighbors.

It is also close to the railway station, which is situated centrally in Italy and thus one can reach Rome and Florence easily.

Ground Floor: living room, kitchen and dining room with external access, toilet, closet.

First floor: three double bedrooms and one single bedroom, all with terrace and French window, and two bathrooms. One of the double bedrooms with bathroom forms a guest apartment with separate entrance.

Utilities: AC in most of the rooms, (in the living room, dining room, two of the bedrooms and in the kitchen), LPG heating, pellet stove, main water,

Distances: 16 km from Castiglione del Lago, 14 km from Cortona, 10 km from Magione, about 35 km from Perugia. In less than half an hour you can reach the A1 motorway from both the Val di Chiana and Chiusi-Chianciano toll booths. It is a strategic position that connects perfectly with all the major locations of historical, cultural and tourist interest, such as Cortona, Arezzo, Siena, Florence, Rome.

Notes: The floor in the living room, together with the kitchen and the toilet with all tubings, were renewed in 2008. The main bathroom was renewed 2014, the guest apartment with a new bathroom was renewed 2015 as well as the electricity system, the terrace with travertine and the pellet stove were made 2016, the main balcony and the tubing outside and behind the house to take care of the surrounding water were remade/made 2017, the AC is renewed (2023) in the living room, kitchen and one of the double bedrooms.