



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## ROSA DEI VENTI TUORO



Ref: NV780

Umbria - Perugia - Tuoro sul Trasimeno

PRICE: 695.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 800.00 Mq

Bedrooms: 9

Bathrooms: 5

Swimming pool: Si

Terrain: 0.9 ha

This old stone farmhouse dating back to 1860 is situated in a quiet location in the Umbrian countryside about 3 km from Lake Trasimeno near Tuoro.

The property used as an accommodation facility consists of the main farmhouse and 2 annexes and offers 7 independent apartments, a restaurant with fully equipped kitchen and veranda.

The farmhouse and the outbuildings were renovated in 2011 and are surrounded by approximately 9,000 sqm of private land completely fenced with olive trees where there is the swimming pool a few meters away from the farmhouse.

The structure has been working successfully for years and offers a complete service (accommodation and restaurant) to both Italian and international clients.

Ground floor: restaurant with fireplace, fully equipped professional kitchen, 1 double bedroom, 1 kitchen, a room, 1 bathroom with shower, 2 guest bathrooms (one of which is for the disabled),

1st apartment comprising kitchenette, 1 double bedroom, 1 bathroom with shower,

2nd apartment with wooden ceiling, kitchen, 2 double bedrooms, 1 bathroom with shower.

3rd apartment: kitchen, 1 double bedroom, 1 bathroom with shower.

4th apartment with living room with fireplace, kitchen, 1 double bedroom, with beams and terracotta tiles in the ceiling, 1 bathroom with shower, 1 bedroom with fireplace with independent entrance with bathroom with shower.

First floor: apartment with terrace overlooking the lake.

1st Guesthouse: entrance, 1 living room with kitchenette, 2 double bedrooms, an external bathroom.

2nd Guesthouse: living room with kitchenette, bathroom with shower, 1 double bedroom.

Outbuilding used for tool shed.

Price: €695,000.00 including furniture

Utilities: well water with 2 immersion pumps (possible connection to the aqueduct in the immediate vicinity), independent LPG heating for each apartment,

Main distances: a bar and some restaurants near the property, Tuoro sul Trasimeno 4 km, Umbria international airport about 40 km, Perugia 35 km, Cortona 14 km.