

## VILLA PINTURICCHIO - PERUGIA/LAGO TRASIMENO



Ref: NV781

Umbria - Perugia - Perugia

PRICE: 980.000,00

## GENERAL INFORMATION

Surface: 720.00 Mq  
Bedrooms: 8  
Bathrooms: 10  
Swimming pool: Si  
Terrain: 23 ha

This elegant villa is located on a panoramic natural terrace overlooking green hills, olive groves and woods.

Its position is central and strategic as it's situated about 15 km away from both Perugia and Trasimeno Lake and many famous Umbrian and Tuscan towns can be reached in less than an hour by car.

The farmhouse was renovated in 2003/2004 with excellent materials and has maintained the typical Umbrian style with beams and terracotta tiles on the ceilings, stone inserts and terracotta floors.

The villa of about 720 square meters is divided into 7 apartments, one of which is the manor house and the other 6 are intended for tourist rentals, with a breakfast room with independent entrance.

The villa has a total of 8 bedrooms and 10 bathrooms.

Villa Pinturicchio is surrounded by approximately 23 hectares of private land, partly wooded and partly arable land, of which approximately 1 hectare consists of a well-kept fenced garden where there is a large swimming pool with a splendid view, an olive grove and a car park.

Adjacent to the pool there is an underground technical room.

Also the property includes a ruin of about 70 square meters, ideal for realizing a guesthouse (project already approved).

Thanks to its central and panoramic position, Villa Pinturicchio is ideal for carrying out an accommodation facility such as tourist rentals or B&B.

Ground floor: common dining room with kitchenette and fireplace with independent entrance with access via a staircase to the basement of the main apartment.

3 apartments each one consisting of living room with kitchenette, 1 bedroom and 1 bathroom.

Independent master apartment on 3 levels comprising living room with fireplace, 1 kitchen, 2 double bedrooms with terraces, 2 bathrooms; a mezzanine.

Basement: living room with fireplace, dining room and laundry room.

First floor (access only via external staircase): 3 apartments each comprising living room with kitchenette, 1 bedroom with mezzanine and 1 bathroom.

Utilities: LPG heating (independent for the apartments), a well, water softener, WI-FI, swimming pool (14 x 7 m, depth 1.50/1.40 m), municipal sewer.

Distances: nearest town about 5 km with main services, Perugia 15 km, Lake Trasimeno 15 km, Assisi 40 km, Cortona 45 km, Umbertide 23 km, Montepulciano 55 km, Siena 95 km.