

Umbria

Panicale

Ref. 5340: Architectural renovated farmhouse with enchanting view of Lake Trasimeno
Asking Price: € 420.000

Description

In the emerald landscape and overlooking the lake of Trasimeno, this farmhouse stands on top of a hill. The property has a total of 255 gross m² (about 180 net m²) surrounded by a garden, water lily pond and land of about 2 hectares with woods and olive trees. The property has been completely renovated in an architectural style, rustic stone on the outside, with a contemporary interior with design touches. Currently the building has two floors with staggered rooms and partly mezzanines. On the ground floor there is a living room with library, a bedroom with bathroom, a music room and a study room, as well as corridors and closets where we find wardrobes and technical areas. Via a modern open staircase, but also via the stairs of the outdoor loggia, you reach the upper floor where we find a kitchen, dining / living area on a mezzanine with a balustrade overlooking the loft of the double-height room below, as well as a bedroom with bathroom. Pergolas and terraces with a very panoramic flat roof offer the opportunity to enjoy the view.

In addition to the garden, there is a small orchard extending down to the water lily pond and an olive grove of more than 7000 square meters with about 250 productive trees.

There is also a natural oak forest.

The house is located 4 km from small villages in the municipality of Panicale with all amenities.

The property is located near Lake Trasimeno with just over 1 km of gravel road that, after a flat stretch, goes up the panoramic hill. Located 4 km from the characteristic villages of Panicarola and S. Arcangelo and 10 from Panicale. The train station can be reached in 15 minutes, as well as connecting roads and highways to the main centers of Umbria and Tuscany.

Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5340
- Villa/Farmhouse
- Lakeview
- Panoramic View
- 2 km to Lake
- 120 km to Sea
- 4 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Asking Price: € 420.000
- Floorspace: 248 m²
- SQM Plot: 22725 m²
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

