

Rolling Hills

CHARMING ESTATES



Ref: UCR-035

Umbria - Perugia - Passignano sul Trasimeno

PRICE: 595.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 200.00 Mq

Bedrooms: 3

Bathrooms: 3

Swimming-pool: 1

Land: 0.2 ha

For sale enchanting farmhouse overlooking the Trasimeno Lake in a small Umbrian town.

The property is composed of a 200 sq.m. farmhouse, an underground garage, an annex and a garden with pool; in total there are 3 bedrooms and 3 bathrooms.

The house is on 3 levels, at the ground floor there is a kitchen, a dining room, a living room, from which you can reach the garden, and a bathroom.

At the first floor, which is also reachable from the external stairs, there are 2 bedrooms, 1 bathroom and an office.

At the second floor there is a small apartment with bedroom, one bathroom, a dining room, a kitchenette and a panoramic terrace, from which you can enjoy gorgeous sunsets.

CLASS ENERGY "G"

There are also a 70 sq.m. garage and an annex of 20 sq.m. on 2 levels.

The land that is included in the sale, has an extension of 2000 sq.m., it is used as a garden with 10 olive trees, and it is equipped with irrigation system and a 16x6 pool.

STATE AND FINISHES

The main house was completely restored in 1998 while the underground garage and the pool were built in 2008. Today the house is in excellent conditions, ready to be inhabited.

SERVICES AND UTILITIES

The water is supplied thanks to a private well and the public water system.

The house has an LPG heating system, and the first and second floors are equipped with air conditioning.

USES AND POTENTIALITIES

The property rises in a central location, and thanks to its interior layout this house is perfect as a holiday house.

LOCATION

The house has got neighbors, so it isn't isolated, and it is only 8 minutes (5 km) far from Magione and Passignano sul Trasimeno, on the other hand Perugia (nice city equipped with an international airport) is only 25 minutes (23km) far.

