



## LA VISTA

*A private country villa in an exquisite position with a fabulous garden, stunning pool and incredible views of Lake Trasimeno.*

PRICE	EUR 1.450.000
SALES CATEGORY	ready to move in
DIMENSIONS	The house is 307sqm, with an extra 30sqm of building allowance The private land extends to 3,223sqm The house is 425m above sea level All measurements are approximate.

**RENTAL POTENTIAL**

The property is not currently part of SpecialUmbria's holiday rental portfolio but is rented out on a short-term basis through other channels. We are happy to provide information on how to retain the current rental agreement, or to discuss ways in which to make the property fit with SpecialUmbria's rental portfolio

**SLEEPS**

10

**BEDROOMS**

5

**BATHROOMS**

3

**LOCATION**

GPS: 43.221786,12.093703

Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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La Vista is a magnificent property that offers breathtaking views over Lake Trasimeno. Built from scratch in 2005, the villa is a modern interpretation of a traditional Umbrian farmhouse that perfectly balances the comfort of the new with the charm of the old.

Set in a large private garden, the house is currently divided into two independent units. This offers flexibility, whether you are looking for a multi-generational residence or if you just love the idea of having a separate space for guests. Both units could be reconnected with ease, turning it back to a single property.

On the ground floor, the large open-plan kitchen and dining room is both cosy and practical and opens out onto the long loggia with its four arches framing the

incredible view of the lake. There are three ground-floor bedrooms and two bathrooms. The fenced garden is a serene extension of the villa with a beautiful pool on a terrace below the house.

The upper floor offers a wonderful sense of space and light and the large terrace has an expansive view of the lake. The kitchen is open-plan with the living and dining rooms where the large windows and doors offer a light-filled space – perfect in summer and just as cosy in winter thanks to the sleek log-burning stove.

La Vista encompasses the best of Umbrian living – whether that's enjoying a glass of wine on the terrace, jumping into the pool or just marvelling at the ever-changing colours of Lake Trasimeno. This property offers a unique mix of comfort, privacy and unmatched views, perfect for a large family house or as one or two holiday villas.

## LAYOUT

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### BEDROOMS

There are three bedrooms on the ground floor, two of which have French windows that open onto the terrace.

On the first floor are two large bedrooms, one with traditional wooden ceiling beams.

### BATHROOMS

There are two shower rooms on the ground floor and on the first floor there is a family bathroom with both a shower and a bath, as well as a separate guest loo.

### KITCHEN

The property boasts two kitchen diners, one on each floor. The kitchen areas are plenty big enough and both provide fabulous views of the lake.

### LIVINGROOM

The house's location is exceptional because of its uninterrupted views of Lake Trasimeno which is the



focal point of the living areas on both floors. The living rooms lead onto the loggia downstairs and the balcony upstairs and offer wonderful possibilities for entertaining.

## OTHER ROOMS

There is a technical room at the back of the property.

## FACILITIES

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### OUTSIDE

The incredible views of Lake Trasimeno and the islands are exceptional from La Vista and the outside spaces make the most of them. The pool (5m x 10m; 1.5m depth) is on a terrace below the house and was originally built in 2005. In 2018 a new liner was added, along with travertine tiles and a new pump. The large garden is fenced and includes a sitting area and a dining area under the veranda. There is a built-in BBQ and grill on the side of the house. There is also a working olive grove of thirty 150-year-old trees.

### TECHNICAL

The property is connected to mains electricity  
The central heating and hot water run on gas  
Water comes from the well and is softened  
There's a septic tank for sewage.  
All the bedrooms have AC  
There's an automatic entrance gate  
The garden has an irrigation system  
All the windows are double-glazed and have mosquito nets  
There's a satellite dish and aerial

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT

La Vista is located in an area where there are other villas, however, the property is incredibly private and is surrounded by a large garden and grounds. The closest village with a bar is Vernazzano (3km), and Tuoro sul Trasimeno (4k) has several shops and bars, a bakery, a grocery and a restaurant.

## NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. The property can be sold part-furnished for an additional cost to be agreed separately.

## SURROUNDING

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### TRAVEL

#### *Air*

The nearest airports are: Perugia [PEG] (43km); Florence [FLR] (138km); Ancona [AOI] (146km); Pisa [PSA] (204km); Rome Ciampino [CIA] (214km); and Rome Fiumicino [FCO] (232km).

*Train:* The nearest train stations are in Terontola (23km) and Umbertide (46km) where car hire is available.

*Road:* The motorway exit closest to the property is at Tuoro sul Trasimeno (10km; N75/E45) for connections to the A1 to Florence and Rome and at Umbertide (23km; N3bis/E45) towards the Adriatic coast northbound and southbound to Perugia.

### DISTANCES

The main draw of this magnificent location is Lake Trasimeno (7km) and the nearest lakeside towns to the villa are Tuoro sul Trasimeno and Passignano sul Trasimeno. Many of Umbria and Tuscany's loveliest towns and cities are within easy reach, too, including: Cortona (18km); Castiglione del Lago (21km); Perugia (34km); Montepulciano, famed for its wine (39km); Città della Pieve (43km); Deruta (49km); Assisi (53km); Arezzo (69km); Todi (73km);



Gubbio (84km); Montefalco/Bevagna (84km); Siena (84km); Spoleto (94); Orvieto (104km); Florence (125km); and Rome (206km).

### LEISURE & ACTIVITIES

Lake Trasimeno has water sports facilities and beaches and there are lovely walks nearby in the Niccone Valley. There are three golf courses within easy reach: nine-hole Lamborghini Golf Course in Panicarola (33km), 18-hole Golf Club Perugia in Ellera Umbra (28.5km) and 18-hole Antognolla Golf Club - one of the best courses in Italy (34km) is just a half-hour drive.





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