



## LA VISTA

*A private country villa in a ravishingly beautiful position with lovely garden, a stunning pool and incredible panoramic views over Lake Trasimeno*

PRICE	EUR 1.450.000
SALES CATEGORY	ready to move in
DIMENSIONS	The Villa is 307 sqm, plus 30 sqm of extra building allowance. Private court and land of 3.223 sqm. All measurements are approximate.
RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio but rented for short terms 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 Special Umbria'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, set within a fenced garden and featuring a private pool, offers not only a breathtaking view but also a lifestyle of comfort and elegance, perfect for those who cherish both nature and refined living. This property has been built from scratch in 2005 respecting local features and seeking the charm of an old farmhouse.

The home is currently divided into two independent units, offering flexibility whether you're seeking a multi-generational residence or simply love the idea of having a separate space for guests. However, the layout can easily be reconnected, turning it into a single, spacious home with ease.

On the ground floor, the indoor and outdoor spaces are beautifully intertwined. A charming loggia greets you with its magnificent view over the lake—an ideal spot for outdoor dining or quiet evenings watching the sunset. Inside, the dining room with its open kitchen offers a cozy yet practical space for daily life. The three bedrooms on this level are comfortable and inviting, while two modern bathrooms add convenience. The garden, just steps from the living areas, creates a serene extension of the home, where the pool awaits for cooling dips in the summer heat.

Upstairs, the sense of space and light is undeniable. The first floor's large terrace offers an even more expansive view of the lake. Inside, the open-plan layout combines a luminous living, dining, and kitchen area, where large windows allow the natural beauty of the surroundings to pour in. A sleek, modern fireplace enhances the room, creating a cozy ambiance in autumn and winter.

This property truly embodies the best of Umbrian living. Whether it's enjoying a quiet moment on the terrace with a glass of wine, entertaining by the pool, or simply marvelling at the ever-changing colors of Lake Trasimeno, this home offers a unique blend of comfort, privacy, and unmatched views. La Vista is perfect for families, holidaymakers, or anyone seeking a serene escape.

## LAYOUT

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### BEDROOMS

Three bedrooms are located on the ground floor and two of them boast french windows to grant access directly onto outside.

The two bedrooms on the first floor are very spacious, and one of them has also large wooden beams.

### BATHROOMS

The two bathrooms on the ground floor have both the shower and the windows open onto toward the space within the walls.

On the first floor there is a large bathroom with both shower and tub. Next to it there is also a separate guest toilet.

### KITCHEN

La Vista boasts two kithen. The one on the ground floor is part of the dining room and has the perfect size for preparation of breakfast and quick meals. The kithen on the first floor has an amazing view onto the Lake Trasimeno, and even if it is connected to the dining room, it is very spacious and offers many possibility to entertain.



## LIVINGROOM

The main concept of La Vista rotates toward creating living areas from where the view is the main character. The large living /dining room on the first floor is the place of the house to spend most the time in. The living room on the ground floor has easy access toward the loggia, so it is strategically located.

## OTHER ROOMS

Behind the house, there is the so called space between the walls, and there it is where the technical room is located.

## FACILITIES

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### OUTSIDE

The incredible views of Lake Trasimeno and the islands are the main focus of the outside space at La Vista. The swimming pool (5mx10m; 1,20m-1,50m depth) on the lower terrace was built in 2005 but in 2018 a new liner has been installed, reinforced with concrete and also a new pump was installed. The garden is completely fenced in, with sitting area, with BBQ and grill in concrete is on the side of La Vista. There are also 30 150 year old olive trees in production.

### TECHNICAL

The property is equipped with electricity, water from the well used also for the house thanks for softener, LPG for the radiators and hot water. The gate is automatic and irrigation system is present in the garden.

Satellite dish and antenna are present.

Double glazed windows everywhere and mosquito nets.

AC present in the bedrooms..

### ENERGY

TBD

## OTHER FEATURES

### DIRECT ENVIRONMENT

La Vista is located in an area where there are other villas. Privacy is absolutely granted. Closest small town with a bar is Vernazzano at 3 km.

### NOTES

The mentioned price refers to the property in its current state, as described in these particulars. Furniture are not included and part of them can be purchased upon several offer to be accepted.

## SURROUNDING

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### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (55 km), Ancona International Airport (165 km), Rome Fiumicino (250 km) and Ciampino (235 km) International Airports, Florence International Airport (150 km) as well as Pisa International Airport (215 km); nearest Motorway exit is at Tuoro sul Trasimeno (10 km; N75/E45) for the connection with the A1 to Rome and Florence; in the direction Umbertide (23 km) one will find the N3bis/E45 towards the Adriatic coast northbound and to Perugia southbound. Near the train stations of Terontola (23 km) as well as the one in Umbertide one will find car rentals.

### DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (50 km), Castiglione del Lago (28 km), Arezzo (50 Km), Citta di Castello (40 km), Siena (88 km), Florence (120 km), Perugia (45 km), Gubbio (53 km), Todi (85 km), Orvieto (110 km), Spoleto (105 km), Montefalco / Bevagna (95 km), Deruta (60 km), Assisi (65 km) and of course Rome (230 km).



LEISURE & ACTIVITIES

Lake Trasimeno (7 km) with its islands, boats, beaches, leisure activities and amazing views can be found at the foot of the hill where the Villa is, near Tuoro sul Trasimeno and Passignano sul Trasimeno. Golf courses are near Panicarola (38 km) at Golf Course Lamborghini (9 holes), in Ellera Umbra (40 km) at Golf Club Perugia (18 holes) and near Perugia at Antognolla Golf, which was awarded with Europe's best golf course 2024 and it's only a half hour drive.





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