



## VILLA DONATELLO

*This stylish and meticulously designed farmhouse boasts breathtaking views and exceptional attention to detail throughout.*

PRICE	EUR 3.600.000
SALES CATEGORY	ready to move in
DIMENSIONS	The villa measures 430 sqm, where the entire garage area is 103 sqm; The future guest house measures 50 sqm, and the swimming pool 12,40m x 5,4m; surrounding private, agricultural land included is 6 ha. All measurements are approximate.
RENTAL POTENTIAL	The property is not currently part of SpecialUmbria's holiday rental portfolio. We are happy to provide more information about the holiday rental market and to advise how the property could fit with Special Umbria's exclusive rental portfolio.

SLEEPS	6
BEDROOMS	3
BATHROOMS	4
LOCATION	GPS: 43.214675,12.155267 Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Villa Donatello combines open, light-filled interiors with modern elegance, harmonious mix with the immaculate landscaped gardens and traditional stone façade. Interior features include travertine flooring on the ground level, oak parquet flooring on the first floor, Carrara marble bathrooms, and premium-quality finishes throughout.

The distinctive feature of this building lies in its exterior walls, which are partly plastered and painted in an earthy stone-like finish, and partly clad in real stone to evoke the charm and traditions of old Umbrian farmhouses.

The structure is enhanced by a beautiful terrace, complete with a wooden pergola, offering an exclusive view of Lake Trasimeno.

Recycled materials such as bricks, stones, tiles, and wooden beams have been carefully repurposed and crafted to recreate the historical essence of the original farmhouse.

For the infinity swimming pool and the guest house building permits have been obtained; their realisation is intended to be included in the sale of the property. Both can be soon completed, adding

extra comfort and finishing off this beautiful picture.

## LAYOUT

### BEDROOMS

The Villa currently features three spacious and bright bedrooms, all finished with high-quality materials and equipped with en-suite bathrooms. One bedroom is located on the ground floor, while the other two are on the first floor, including the master bedroom, which has access to a panoramic terrace and a walk-in dressing room.

### BATHROOMS

In addition to the ensuite bathrooms, another small bathroom is present at the ground floor serving the living area. The elegance of the finishes in all the bathrooms is breathtaking.

### KITCHEN

The modern, spacious and fully equipped kitchen is located on the ground floor, creating a continuous and harmonious line with the living spaces.

### LIVINGROOM

The large living room with direct connection to the dining room characterizes the ground floor, with modern elements that contrast with the traditional aspects of the farmhouse. Large double glazed windows and French windows illuminate these modern and essential lines spaces, providing direct access to the garden and outdoor relaxation area. A fireplace is also located on the ground floor, creating a cozy corner.

### OTHER ROOMS

Technical room, laundry room, large garage and cellar (cantina) are located in the semi-underground ground floor accessible inside from the ground floor as well as for the cars from outside where the parking area behind the villa is.

## FACILITIES

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### OUTSIDE

The property comprises approximately 6 hectares of land, predominantly consisting of open fields and mature woodland. The landscaped gardens surrounding the main residence have been thoughtfully designed to include elegant seating areas, a traditional Italian formal garden, a private driveway, and a dedicated parking area behind the house, in front of the garage where also a separate outside car pergola for two cars is located. The swimming pool, currently under planning, will measure 12.4 x 5.4 metres and include an integrated beach area. Strategically positioned between the main house and the annex, the pool will offer continuous panoramic views over Lake Trasimeno and the surrounding valley.

### TECHNICAL

The Villa is equipped with all modern comforts amongst which:

- \* underfloor heating and cooling system fed by heat pump plus gpl heating;
- \* wifi internet access throughout the entire villa;
- \* security camera and alarm system;
- \* automatic gate with video entry phone;
- \* water supply through private well.

### ENERGY

Class A3

### OTHER FEATURES

### DIRECT ENVIRONMENT

Villa Donatello is located on the top of a hill east of Lake Trasimeno, enjoying 360 degree views on the same lake, surrounding Umbrian hills and further into eastern Tuscany. At comfortable distance other similar farmhouses and villas can be seen, without any impact on privacy. The town of Passignano sul Trasimeno is at approximately 5-7 car minutes

distance, accessible partly via a very well maintained gravel road.

### NOTES

The asking price refers to the sale of the property in its current state, as described in this profile, with all furniture, decoration and finishes included.

## SURROUNDING

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### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (40 km), Ancona International Airport (144 km), Rome Fiumicino (244 km) and Ciampino (227 km) International Airports, Florence International Airport (140 km) as well as Pisa International Airport (206 km);

nearest Motorway exit is at Passignano sul Trasimeno (6 km; N75/E45) for the connection with the A1 to Rome and Florence; in the direction Umbertide (30 km) one will find the N3bis/E45 towards the Adriatic coast northbound and to Perugia southbound.

Near the train stations of Terontola (15 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 (23 km), Arezzo (70 Km), Citta di Castello (46 km), Siena (86 km), Florence (127 km), Perugia (32 km), Gubbio (60 km), Todi (71 km), Orvieto (90km), Spoleto (92 km), Montefalco / Bevagna (82 km), Deruta (47 km), Assisi (56 km) and of course Rome (218 km).

### LEISURE & ACTIVITIES

Lake Trasimeno (4 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 Passignano sul Trasimeno and Tuoro sul Trasimeno. Golf course are near Panicarola (35 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (26 km) at Golf Club Perugia (18 holes).





Please check this profile on our website for more pictures. Thank you.

