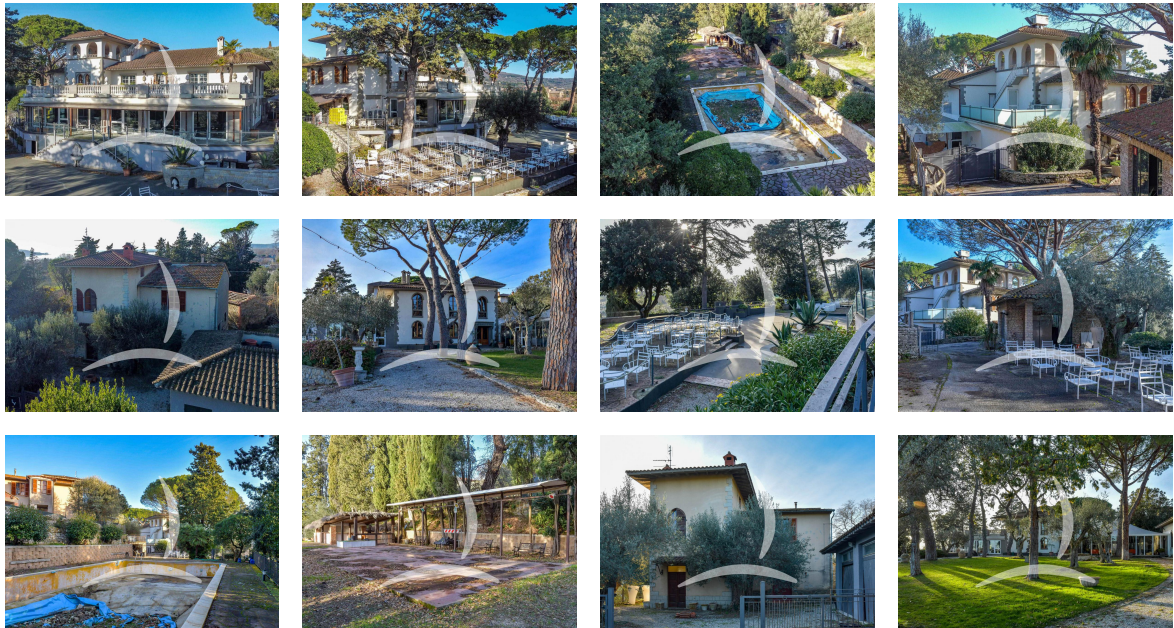


VILLA FOR SALE



Passignano Sul Trasimeno
 Passignano Sul
 Trasimeno, Umbria
 Italy

Asking Price
€3,000,000

Bedrooms	5	Year Built	0
Bathrooms	5	Date Listed	03/13/2025
Size	21,300 Sq M	Listing ID	GL-1741844611

Listed by: Toscana Houses

For more information, visit:

<https://www.globallistings.com/12039897>

Overview

Main Features

Type: Estate with villa and dependances

Size: 2 hectares of land

Bedrooms: 5

Bathrooms: 6

interior Description:

This prestigious estate, located on the shores of Lake Trasimeno, consists of a main building constructed in the 1950s, two dependances, a swimming pool, and ample parking, set within 2 hectares of landscaped and paved outdoor spaces. The villa is spread over three floors, connected by a majestic Carrara marble staircase. On the ground floor, there are three large interconnected salons with marble flooring, a 60 sqm kitchen designed for catering, an outdoor area for buffets, a staff wardrobe, a bathroom, and a bar area. The first floor includes another grand salon with a spectacular panoramic terrace of about 180 sqm overlooking

the park and Lake Trasimeno, with three rooms that can be used as offices and three bathrooms. The upper tower houses two large rooms with a loggia and panoramic porch. The villa has a long history as a venue for private events, weddings, and parties, but can easily be transformed into a magnificent private residence.

Exterior Description:

The estate spans approximately 2 hectares of land with expansive outdoor areas, paved zones, and equipped spaces for guests. The villa is surrounded by a large park, featuring a swimming pool and ample parking. One of the dependances, measuring about 210 sqm, is currently used as a wine-tasting cellar with a bathroom and is connected to the main villa by an extended gazebo, ideal for outdoor events yet sheltered from the weather. Another 216 sqm dependence is used as staff accommodation, spread over two levels, with a living/laundry room, kitchen, and a bathroom on the ground floor, and two bedrooms and a bathroom on the first floor.

Distances

Lake Trasimeno: 5 minutes on foot

Perugia: 25 km

Assisi: 45 km

Perugia Airport: 35 km

Florence: 150 km

rif. A1190RV47591

Contact

Email

Phone

ercolani@toscanahouses.com

+39 0578 757756