Villa for Sale in Corciano Solomeo
€ 2.450.000
Ref. CBI134-2923-157

1.900 sq.m | Bathrooms: 14 | Bedrooms: 8 | Rooms: 27

PROPERTY DESCRIPTION
In a dominant and panoramic position, a short distance from Lake Trasimeno, we offer this extraordinary representative residence immersed in a private park of over 2.8 hectares. An oasis of elegance and privacy, enriched by a splendid panoramic swimming pool, a tennis court overlooking the village and numerous areas dedicated to relaxation and conviviality.

INTERNAL COMPOSITION
The heart of the property is the main villa, an imposing residence of approximately 1,900 square meters, divided into four levels and served by a lift and dumbwaiter. The interior spaces – large, bright and finely decorated – include elegant lounges, a library, a bar area, a professional kitchen with a brick barbecue and numerous bedrooms, all with en suite bathrooms, some of which have private terraces. On the ground floor and the basement level there are spaces dedicated to socializing, with a refined tavern with fireplace and bar area, as well as accessory and service rooms. In total, the villa hosts 8 bedrooms and 14 bathrooms.
Adjacent to the villa, the caretaker's house offers a surface area of approximately 160 m2 and consists of a large living room with kitchen, two bedrooms, a bathroom, as well as large spaces, warehouses and a large external porch.
Inside the park there is also a charming private chapel, a technical room, five warehouses of various sizes and a secondary building to be renovated, which can be transformed into additional living or reception spaces, for a total of approximately 630 m2.

STATE AND FINISHES
The villa, built in the 70s with great attention to quality and detail, is in excellent condition. Its unique atmospheres are enhanced by fine materials and architectural solutions of great charm: green Ubatuba marble floors, a spectacular marble and brass staircase, imposing Murano and Bohemian glass chandeliers, frescoes and decorations with a medieval and classic flavor that give the environment a timeless elegance.
The caretaker's house, the chapel and the warehouses are also in good condition and currently usable, while the building to be renovated represents an opportunity to develop further living or hospitality spaces.

OUTDOOR SPACES
The entrance to the property is via a tree-lined avenue that leads to the imposing main facade of the villa, embellished with a decorative fountain and a large parking area. The private park of about 1 hectare, entirely fenced, is a small natural paradise composed of centuries-old trees, flowering hedges and stone paths, which frame every corner of the villa with harmony and beauty.
At the centre of the garden, a magnificent panoramic swimming pool (14x7 m) with solarium and sauna represents the heart of the relaxation area, flanked by an elegant tennis court with changing rooms and showers, a delightful children's play area with a treehouse and a barbecue area complete with wood-fired oven, porch and gazebo.
Two driveways make the villa easily accessible and also suitable for a hospitality destination. In addition to the ornamental park, the property extends over agricultural land, part of which hosts a photovoltaic system, bringing the total surface area of the land to over 28,000 square meters.

USE AND POTENTIAL
This villa is the ideal choice for those looking for a prestigious residence, immersed in the quiet of the Umbrian countryside but just a few minutes from the main services and connections. Perfect for a large family, it can easily be divided into several independent units or transformed into a charming accommodation facility, such as a boutique hotel, wellness center or location for exclusive events.
The spaciousness of the spaces, the architectural quality and the enchanting location also offer an interesting real estate investment prospect, with excellent potential in the international tourist rental circuit.

DISTANCES AND POSITIONS
City
Perugia 20 Km
Arezzo 110 Km
Florence 164 Km
Rome 220 Km

Seas and Lakes
Adriatic Sea 150 Km
Trasimeno Lake 18 Km

Golf Courses
Perugia Golf Club 7 Km
Antognolla Golf Club 18 Km
Lamborghini Golf Club 22 Km

Railways
Ellera 8 Km
Terontola 30 Km

Airports
Perugia Airport 25 Km
Florence Airport 60 Km

Superhighway
E45 8km

Certification

Energy Class: F

Property Informations

Bedrooms: 8

Bathrooms: 14

Rooms: 27

Internal condition: Excellent

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---> esclusiva <---: 1

: 0000-00-00

Floor: Building

Total floors: 4

Lift: Yes

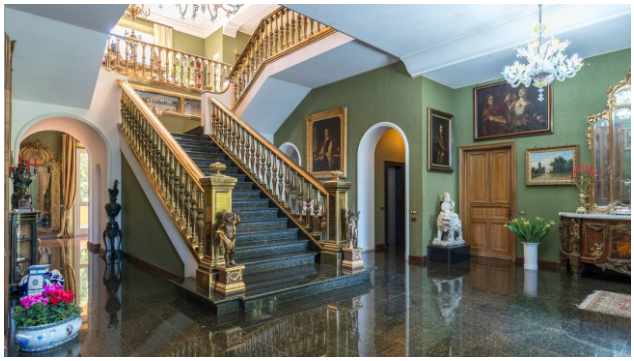
Date of construction: 1970

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 28.000 sq.m

Kitchen: Eat-in kitchen



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