



# Historical villa: for Sale in Magione Monte del Lago € 1.390.000 Ref. CBI134-2923-176



**1.550 sq.m | Bathrooms: 7 | Bedrooms: 10 | Rooms: 37**

## PROPERTY DESCRIPTION

In the green heart of Umbria, at the entrance to the charming village of Monte del Lago, stands a sumptuous 19th-century residence that elegantly dominates the eastern shore of Lake Trasimeno. Just a few steps from its tranquil waters, this historic villa represents an authentic architectural and landscape jewel, steeped in charm, memory and poetry.

Surrounded by an enchanting historic garden, divided into two areas with different exposure, the property is embellished with evergreen essences, palms, lime trees, a majestic centuries-old magnolia and flowerbeds of roses that, like natural frames, enhance the harmony between nature and the building. Each element dialogues in perfect balance between landscape, architecture and history.

The property, the result of a clever merging of pre-existing structures, is composed of the historic villa, a medieval watchtower and some small annexes, for a total surface area of approximately 1,550 m<sup>2</sup>.

## INTERNAL COMPOSITION

The villa is spread over several levels connected both internally and externally by stone stairs, with complex and refined interiors that preserve unique environments, where each room tells a story, witnesses of past eras and illustrious protagonists of Italian culture and politics.

At the center of the residence stands a panoramic roof terrace from which you can enjoy an unparalleled view of the lake and the rolling Umbrian hills. On the south side, instead, opens the suggestive "Terrazzo della Poetessa", dedicated to Vittoria Aganoor, a refined



Italian poet who lived in this villa with her husband, the politician and writer Guido Pompilj. The property is enriched by ornamental and artistic details both inside and outside, elements that make it a home outside any conventional scheme, so much so that it is recognized among the assets protected by the FAI. Still visible is the coat of arms used in the twentieth century by Guido Pompilj: a rampant red lion, symbol of his identity and vision. The medieval watchtower, dating back to the year 1000, is an imposing and fascinating stone structure, completely to be restored. With an independent entrance and developed on several levels, it represents a part of the oldest medieval fortress, which no longer exists today. Ideal for a restoration that enhances its unique potential.

#### STATE AND FINISHES

The last renovation of the villa dates back to the late 90s, carried out with great respect for the historical integrity of the building. Each room retains unique characteristics: frescoed ceilings, original decorations, terracotta, stone and parquet floors, antique wooden doors, and valuable architectural details that confer an elegance of times gone by.

In 2021, a restoration project was carried out on part of the ground floor, where exposed stone walls, vaults and original terracotta floors emerge. Large panoramic windows overlooking the lake, together with soft lights and intimate atmospheres, give the spaces a poetic and intimate suggestion.

#### OUTDOOR SPACES

The park, an Italian garden, which embraces the villa, of large surface area (about 1,500 m<sup>2</sup>), is enriched by centuries-old trees and lighting and irrigation systems.

The adjacent land of about 7,000 square meters, particularly generous, offers numerous possibilities for enhancement. With an adequate landscape project, a botanical garden, an infinity pool and a solarium area overlooking the lake could be created, leaving part of the land to the cultivation of olive trees for a private production of oil.

Lake Trasimeno, reachable on foot, completes this idyllic and timeless setting.

#### USE AND POTENTIAL

This property represents a unique opportunity for those who wish to live or invest in an authentic historical residence, with strong artistic, cultural and emotional value, in one of the most fascinating settings in Umbria. A villa that encompasses history, poetry, architecture and landscape, a privileged witness of eras and important personalities, ready to welcome new life projects or high-level hospitality, such as luxury hotels or prestigious private residences.

## Property Informations

**Address:** via dell'Università, 0

**Zip Code:** 6063

**Bedrooms:** 10

**Bathrooms:** 7

**Rooms:** 37

**Internal condition:** Excellent

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**Floor:** Building

**Total floors:** 3

**Date of construction:** 1800

**Current Status:** Available after the deed of sale

**Balconies:** Present, 20 sq.m

**Terrace:** Present, 100 sq.m

**Garden:** Private, 2.000 sq.m

**Sea distance:** 50 meter

**Kitchen:** Eat-in kitchen











**Best Properties**

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