Bosi & Partners
Viale Mezzetti, 25 - 06034 Foligno
Phone number 0742774584

Rustic/Farmhouse/Court for Sale in Magione

€ 850.000

Ref. CBI196-3021-24



500 sq.m | Rooms: 20

Panoramic Estate on Lake Trasimeno
In the heart of Umbria, overlooking the waters of Lake Trasimeno, we offer an ideal property for those seeking elegance, privacy, and high-end hospitality potential.

Internal
The estate comprises a main villa of approximately 350 square meters, spread over three levels and featuring bright, welcoming spaces and multiple lake views. Adjacent to the villa is a recently built stone farmhouse of approximately 150 square meters, divided into three independent apartments on two levels, perfect for guests or hospitality businesses. Completing the property are two additional apartments, owned by a third party and rarely occupied.
The heart of the property is graced by an elegant stone portico, ideal for relaxing and entertaining outdoors, overlooking a well-kept garden. Next to it is a fully functional antique wood-fired oven.

External
The outdoor spaces offer all the privileges of country living without sacrificing comfort: a splendid 50 square meter private pool opens onto the lake, offering breathtaking sunsets, while the surrounding land-approximately 2.5 hectares of olive and fruit trees-embraces the residence with its authentic and rejuvenating atmosphere. An additional hectare of lakefront land is also available for purchase, subject to separate negotiation, to further expand the property.
The estate has a driveway on two sides, a double garage, and a cellar ideal for storing traditional produce.

Opportunity
A unique property, where the beauty of the landscape blends with comfort. The villages of Panicale, Castiglione del Lago, and San Feliciano are just a short distance away, as the property is located halfway between Umbria and Tuscany.
The offer is that of a perfect private residence of representation or refined hospitality facility on the lake.

Distances
Perugia 27km
San Francesco d'Assisi International Airport 35km
Cortona 40km
Assisi 50km
Florence 149km
Rome 179km

Property Informations

Address: Montebuono	**Zip Code**: 6063
Rooms: 20	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Current Status**: Available after the deed of sale
Sea distance: 1.000 meter	

















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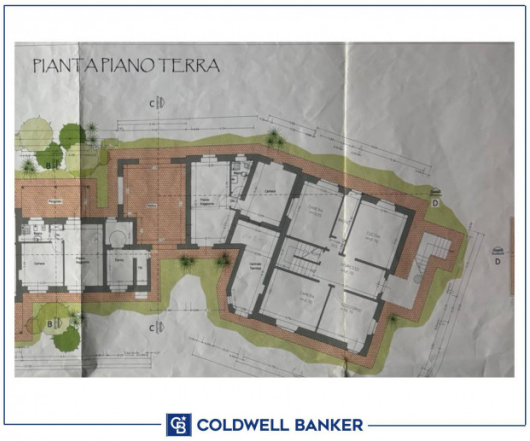




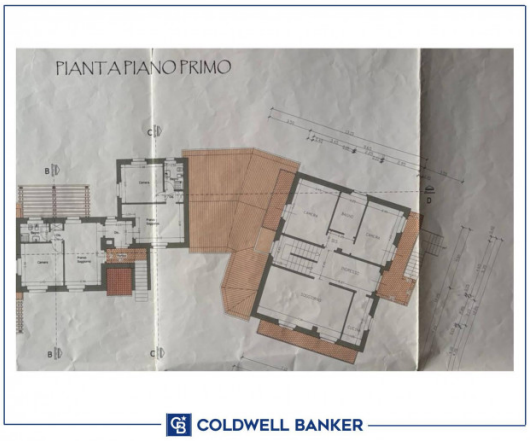






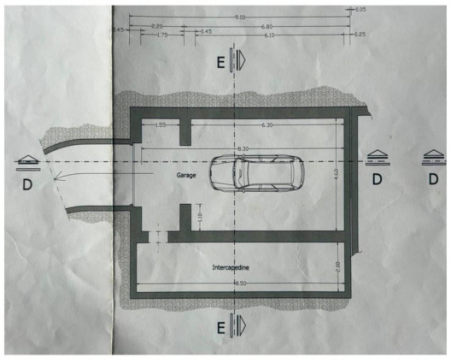


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