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

Rustic/Farmhouse/Court for Sale in Magione San Savino

€ 899.000

Ref. CBI196-3021-55



300 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

In a dominant position overlooking Lake Trasimeno, surrounded by the Umbrian hills, we offer a farmhouse of approximately 340 sq m (cadastral property). Rebuilt in 2007 on the site of an old agricultural ruin, it was subsequently expanded in 2010. The property enjoys a 180-degree panoramic view of the lake, from north to south, and stands out for its high-quality construction and meticulous attention to materials: stone walls approximately 60 cm thick, a double-layered roof ensuring excellent insulation, independent heating and ventilation, and a wireless security system with volumetric sensors and wrought iron guards.

Access is via a private road that branches off from the village through a wooded area. The farmhouse is surrounded by approximately 5.9 hectares of private land consisting of woods, clearings, and scenic overlooks, ensuring a high level of privacy and tranquility.

The right wing of the house is spread over two levels. On the ground floor are the living room with panoramic views, the kitchen, a bedroom with direct access to the garden, a bathroom, and a storage room. A covered outdoor loggia leads to the upper floor, which features two double bedrooms and a bathroom with a tub and shower.

The central section of the house features a spacious living room of approximately 60 square meters with a Brunner fireplace and 3.35-meter-high ceilings. From here, you enter the left wing, featuring a generously sized open-plan kitchen with an island, complete with an induction and gas stovetop. The room opens onto a covered terrace overlooking Lake Trasimeno, the surrounding hills, and the profile of Mount Amiata.

All living spaces in the house are equipped with underfloor heating, ensuring uniform thermal comfort and high efficiency.

The property is being sold fully furnished. The basement, accessible via an electric door, includes a garage and storage area totaling approximately 70 square meters, as well as a cellar and utility room. At the northeast end of the cellar/garage, there is a space already designed for a bathroom with shower and toilet, creating an additional utility room.

The property benefits from a private 130-meter-deep well, equipped with two 2,500-liter storage tanks.

The house is approximately 3 km from the lake shores and approximately 5 km from the centre of Magione, where all the main services and road connections to Perugia, Assisi, Siena, Cortona and the most important Umbrian and Tuscan art cities are available.

A high-end property in a panoramic location, ideal for those seeking privacy, comfort, and spacious interiors and exteriors in one of Umbria's most picturesque settings.

Certification

Energy Class: F

Property Informations

Address: Via della Cava	**Zip Code**: 6063
Bedrooms: 3	**Bathrooms**: 2
Rooms: 9	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Date of construction: 2007	**Current Status**: Available after the deed of sale
Terrace: Present, 20 sq.m	**Garden**: Private
Kitchen: Eat-in kitchen	**Garage**: for two cars

















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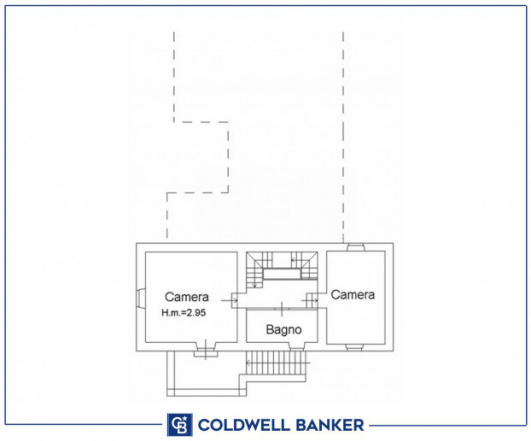


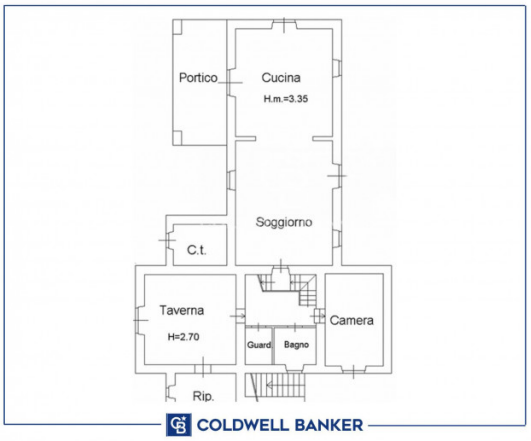




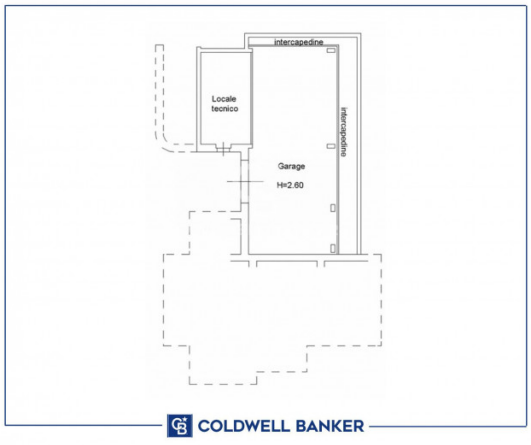








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