



Villa for Sale in Lisciano Niccone Cosparini € 1.050.000 Ref. CBI160-2598-163



500 sq.m | Bathrooms: 6 | Bedrooms: 5 | Rooms: 12

PROPERTY DESCRIPTION

In a dominant hilltop position, immersed in the most authentic tranquility of Umbria, this stone villa enjoys an extraordinary and open view of the entire Lake Trasimeno, with a panorama that encompasses the islands of Polvese, Maggiore, and Minore in all their beauty. A private, bright, and scenic space where the landscape becomes an integral part of the living experience.

INTERNAL COMPOSITION

The villa is spread over two levels for a total surface area of approximately 360 m², with large, functional and perfectly distributed rooms.

Main floor

Welcoming entrance hall with living room with large panoramic windows overlooking the lake, living room with direct access to the outdoor terrace, dining room with kitchen, two double bedrooms, one with direct access to the terrace and two bathrooms.



Lower floor (internally connected)

Spacious basement with bathroom, study, second kitchen, three double bedrooms, laundry room, two further bathrooms and utility room.

The layout of the spaces makes the property ideal both as a private residence and for welcoming guests in complete comfort and privacy.

OUTDOOR SPACES

The villa is surrounded by a fully fenced private park of approximately 4,100 square meters, designed to fully enjoy the outdoor spaces in every season.

The garden features a barbecue area with a wood-fired oven, a mini-golf course, a bocce court, and a volleyball court-spaces designed for relaxation, socializing, and leisure.

The property's distinctive feature is the large, fully paved panoramic swimming pool, equipped with a solar heating system. From here, you can enjoy breathtaking views of the lake, in a setting of absolute tranquility and privacy.

The property includes a 48 m2 garage, private well, and connection to the municipal water supply.

STATE AND FINISHES

Built in the 1990s, the villa retains all the warmth and charm of traditional Umbrian style, with exposed wooden beams, terracotta and single-fired floors, and wooden window frames with mosquito nets.

The rooms are bright, welcoming and perfectly integrated with the surrounding natural context.

USE AND POTENTIAL

A one-of-a-kind property, ideal for those seeking an exclusive residence with an unparalleled view, immersed in the nature, tranquility, and colors of Lake Trasimeno.

Perfect both as a prestigious private residence and as a charming investment for a high-level hospitality business.

A villa that is not just to be admired: a villa to be lived in.

DISTANCES AND POSITIONS

City

Lisciano Niccone 6 km

Tuoro sul Trasimeno 8 km

Cortona 20 km

Perugia 40 km

Arezzo 70 km

Florence 126 km

Rome 215 km

Sea and Lakes

Lake Trasimeno 8 km

Adriatic Sea 129 km

Tyrrhenian Sea 189 km

Airports



Perugia Airport 40 km
Rimini Airport 187 km
Pisa Airport 205 km
Florence Airport 126 km
Rome Airport 215 km

Certification

Energy Class: Not applicable

Property Informations

Address: Via Gosparini, 97

Zip Code: 6060

Bedrooms: 5

Bathrooms: 6

Rooms: 12

Internal condition: Good

---> **data_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 0000-00-00

Floor: 2

Total floors: 2

Date of construction: 1990

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 4.100 sq.m

Sea distance: 8.000 meter

Kitchen: Eat-in kitchen

Garage: for two cars, 48 sq.m





