CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
Phone number (+39) 075 9276639

Villa for Sale in Lisciano Niccone
Cosparini
€ 650.000
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 appliable

Property Informations

Zip Code: 6060

Bedrooms: 5

Bathrooms: 6

Rooms: 12

Internal condition: Good

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

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: 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

















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