Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
Phone number 075 3759488

Farmhouse for Sale in Magione

€ 2.500.000

Ref. CBI134-1917-259



500 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 13

PROPERTY DESCRIPTION
This prestigious historic stone residence, whose origins date back to the mid-seventeenth century, stands in a privileged panoramic position on the Umbrian hills, located just over a kilometre from the medieval village of Agello and only 6 kilometres from the shores of Lake Trasimeno.

INTERNAL COMPOSITION
The internal layout is spread over three levels and is designed to ensure maximum versatility and elegance, with six large bedrooms served by as many bathrooms.
The ground floor, with its own private entrance, opens onto a refined living room and a fully equipped kitchen, offering a naturally cool environment thanks to the thick historic walls that make air conditioning superfluous in this area.
Rising to the mezzanine level, the main entrance leads to a succession of reception spaces that include an entrance hall, a stately lounge, a formal dining room and an eat-in kitchen with a wood-burning stove.
On this same level is an air-conditioned double bedroom with a dressing room and private bathroom, while the first floor hosts a double bedroom with a four-poster bed and panoramic balcony, a single bedroom and a study, all served by air conditioning.

STATE AND FINISHES

The entire complex underwent a masterful renovation completed in 2010, which integrated modern comforts while fully respecting the original architectural lines, highlighting authentic materials such as stone buttresses, oak lintels and terracotta floors.

OUTDOOR SPACES
The property is immersed in an exceptional natural setting, surrounded by a fully fenced park of over three hectares where pines, cypresses, and centuries-old oaks create shaded areas alternating with flower gardens of roses and laurels.
In a dominant position is the large 12m x 6m swimming pool, equipped with Roman steps and a natural salt electrolysis purification system, surrounded by a solarium area that offers an unparalleled view ranging from the Agello bell tower to Mount Subasio and the city of Assisi.
The outdoor spaces are designed for outdoor living and include a covered patio with wooden beams, a barbecue area equipped with a gazebo, a clay bocce court, a multipurpose grass pitch for five-a-side football or volleyball, a ping-pong table, and a children's play area.
Completing the exclusive offering is the presence of a farm dedicated to the production of superior-quality extra virgin olive oil, thanks to an olive grove of over four hectares cultivated using natural methods and free of chemicals.

USE AND POTENTIAL
This property is therefore a perfect solution both as a high-end private residence and as an investment in the luxury hospitality sector, thanks to the perfect balance between historic charm and contemporary amenities.

DISTANCES AND LOCATION
The geographical position is equally privileged, allowing you to quickly reach Perugia and the most famous medieval villages of Umbria, as well as being an ideal starting point for exploring the nearby pearls of Tuscany such as Cortona, Montepulciano and Siena via the nearby highway.

Property Informations

Address: Via Madonna del Giglio	**Zip Code**: 6063
Bedrooms: 6	**Bathrooms**: 6
Rooms: 13	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 3	**Date of construction**: 1600
Current Status: Available after the deed of sale	**Garden**: Private
Kitchen: Eat-in kitchen	

















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