



## Luxury 6 Bed Villa For Sale in San Lorenzo Nuovo Italy



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
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Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 870,532.43

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Latium
Πόλη:	Vohl
Διεύθυνση:	Am Mühlenberg 1
Ταχυδρομικός κωδικός:	10120
Δημοσιεύθηκε:	19/07/2024
Περιγραφή:	Luxury 6 Bed Villa For Sale in San Lorenzo Nuovo Italy

Esales Property ID: es5554326

Villa Mezzagnone LOC Mezzagnone SNC

San Lorenz Nuovo (VT)

Italy

10120

This impressive 200 square meter villa has been renovated with quality materials both internally and externally.



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It is composed of two spacious apartments located one above the other, each enjoying a large terrace and its own entrance.

10 rooms in total.

## Ground Floor Apartment

Entering the door you find yourself in front of an open area of 37.74m<sup>2</sup> with a lounge, dining room and furnished kitchen.

The completely renovated kitchen is composed of shelves, drawers with a quartz top, a spice cabinet. There are integrated appliances including a fridge-freezer, gas hob with smoke extractor above, oven and microwave oven, washing machine, dishwasher.

The lounge and dining room of 32.64m<sup>2</sup> overlook the terrace-loggia with large French windows .

Master Bedroom: of 14.8m<sup>2</sup> with French windows It has a private bathroom of 7.92m<sup>2</sup> which includes a bath with shower, large sink with cabinet below and mirror with light. It also has a toilet.

Bedroom 2: 23.10 m<sup>2</sup> from this bedroom you can access the terrace-loggia using the French window

Bedroom 3: 13.10 m<sup>2</sup>, also with access to the garden and parking spaces via French windows

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The large bathroom with shower also has a sink with cabinet and illuminated mirror and a toilet.

## Apartment-First Floor

The first floor apartment is accessed by an external staircase. This leads to the terrace (40 m<sup>2</sup>)

The entrance door opens onto a living room-dining room-kitchen (open space) of 29.35 m<sup>2</sup>.

As with the ground floor apartment, the kitchen is fully furnished. The differences are the presence of an induction hob and a wine cellar-fridge.

In the living room of this apartment there is a fireplace inserted in a wall library. Access to the terrace can be made using the double French window.

Master Bedroom: 14.8 m<sup>2</sup> with double French window and mosquito net. It has a private bathroom (7.92 m<sup>2</sup>) which includes a bath with shower, large sink with cabinet underneath and mirror with light. It also has a toilet.

Bedroom 2: Currently used as a TV lounge. 23.10 m<sup>2</sup> from this bedroom you access the terrace-loggia using the French door



Bedroom 3: 13.10 m<sup>2</sup>, and the parking spaces via French doors. Just outside this second bedroom the large bathroom with shower also has a sink with cabinet and illuminated mirror and a toilet.

## Outside

The property is entered via a motorized gate with pedestrian access and one finds a garden of 3500 m<sup>2</sup>. It has parking for 5 cars.

The 6m x 13m swimming pool is eco-friendly and heated if necessary using photovoltaic panels. It is separated from the rest of the garden with access via a security door and surrounded by a green hedge net. There is ample space around the pool to set up deckchairs and umbrellas. In addition to this, in the pool area there is a wooden gazebo offering ample space for eating in the shade.

## ABOUT THE AREA

San Lorenzo Nuovo, a picturesque village nestled in the heart of Umbria, Italy, offers a tranquil escape from the bustling city life. Surrounded by rolling hills, olive groves, and vineyards, San Lorenzo Nuovo is a haven for nature lovers and those seeking a peaceful retreat.

One of the highlights of San Lorenzo Nuovo is its stunning natural beauty. The village is located near the Trasimeno Lake, the fourth-largest lake in Italy, offering opportunities for swimming, boating, and fishing. Explore the nearby countryside, hike through the olive groves, or simply relax in the peaceful surroundings.

San Lorenzo Nuovo boasts a rich cultural heritage, with a number of historic sites and landmarks to explore. Visit the 13th-century church of San Lorenzo, admire the ancient walls of the village, or discover the ruins of a Roman villa.

The village offers a variety of restaurants, cafes, and shops, serving delicious local cuisine and traditional Italian delicacies. Enjoy a leisurely meal on a terrace overlooking the countryside or relax in a cozy bistro.

Whether you're seeking a peaceful retreat, a nature lover's paradise, or a cultural experience, San Lorenzo Nuovo has something to offer everyone. This charming village is a hidden gem in Umbria, waiting to be discovered.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 3200m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 4 Bathroom
- \* Stunning Views



- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Κατάσταση: Excellent

## Κοινά

Κρεβατοκάμαρες: 6  
Μπάνια: 4  
Τελειωμένα τετραγωνικά πόδια: 200 τ.μ  
Μέγεθος αυλής: 3200 τ.μ

## Rental details

Furnished: Ναι

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: [https://www.youtube.com/embed/T7SIxJOoQd8?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/T7SIxJOoQd8?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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