



## Hill-top Lake View Villa with infinity pool, Passignano sul Trasimeno - Umbria



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,150,018.33

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Passignano sul Trasimeno
Indicatif régional:	06065
Soumis:	03/02/2026

### Description:

With stunning views, finely refurbished villa with infinity pool, air conditioning, solar energy, olive grove for sale near Passignano sul Trasimeno. Commanding far-reaching vistas across the Umbrian landscape and renowned for its extraordinary sunsets, this impeccably refurbished villa lies just 1.5 kilometres from the shoreline of Lake Trasimeno, in the immediate vicinity of Passignano sul Trasimeno. The residence offers a sophisticated fusion of bespoke craftsmanship, cutting-edge sustainability and understated luxury in one of the lake's most coveted enclaves. Surrounding grounds have been carefully landscaped with indigenous Mediterranean species, framing an elegant infinity-edge swimming pool and a belvedere terrace from which the scenery unfolds in dramatic moments. Completed in 2022, the villa rises from the footprint of a former farmhouse and now provides 342 square meters (3,702 sq ft) of accommodation arranged across two levels. The transformation has been executed to exacting standards, incorporating advanced green-energy solutions including solar panels, heat-pump technology, full air-conditioning, and high-performance double glazing, ensuring comfort, efficiency and long-term value. The residence is enveloped by 1.6 hectares (4 acres) of private land, featuring verandas, covered loggias and sun terraces conceived for year-round outdoor living. The grounds include manicured lawns, structured planting, and a mature olive grove of approximately 150 trees. The ground floor opens from a welcoming portico into a living comprising a formal dining area, an elegant sitting room and a custom-designed kitchen centred around a statement island. Additional accommodation on this level includes a guest cloakroom, a fully equipped laundry with storage, and a double bedroom with en suite bathroom and direct access to the garden through a romantic portico. A striking staircase with handcrafted wrought-iron balustrades



ascends to the upper floor, where a refined double reception room with fireplace opens via French doors onto a west-facing panoramic terrace, perfectly oriented to capture the evening light. A further covered terrace extends to the north. This level is completed by two principal bedroom suites, each with private bathroom, an additional bedroom or study, and a family bathroom. Accessible via an independent entrance, a well-appointed two-storey guest residence provides a living area with kitchen, two bedrooms and two bathrooms, ideal for hosting guests, relatives or accommodating staff. The estate is partially fenced and benefits from two private wells alongside an automated irrigation system. Presented in turnkey condition, this distinguished home is ideally suited as a primary residence or an exclusive lakeside retreat, offering privacy, technological excellence and timeless elegance within one of Lake Trasimeno's most prestigious locations.

PROPERTY Ref: PAS2946

Location: Passignano sul Trasimeno, Province: Perugia, Region: Umbria

Type: 344 sq m/3702 sq ft lake view two-story villa with paved outdoors, terraces, porches, panoramic swimming pool, fully fenced garden, and an olive grove

Land/Garden: 1.6 hectares/4 acres including a 5000 sq m/1,23 acres, fully fenced garden and an olive grove with 150 trees

Terrace/Balcony: outdoor paved areas with porticoes, verandas, and a first-floor balcony

Swimming pool: 12x6m, paved sundeck

Parking: 4-seat outdoor parking facility

Utilities:

Fixed telephone network: available

Internet: available

Heating: methane + 2 Daikin heat pumps + solar panels with storage batteries + fireplace + stove

Water: mains city supply

Electricity: available + photovoltaic

Water Waste: Imhof tank + dispersion

Air-conditioned

Solar panels

The property is owned by a private individual

Distance from services: 3km/1.8 miles

Distance from main airports: Perugia 35km/21 miles, Florence 140km/87 miles

Layout:

Main Residence, 265 sq m/2852 sq ft:

Ground Floor: porch entrance, closet, living room with fireplace, dining room, kitchen with central island and stove, 1 bathroom, laundry, 1 bedroom with en suite bathroom

First Floor: living room with fireplace, hallway, 2 bedrooms with en suite bathroom, 1 bathroom, 1 bedroom

Guest apartment, 79 sq m/850 sq ft

Ground Floor: living room with kitchen and a stove, 1 bathroom

First Floor: 2 bedrooms, 1 bathroom



Year of construction: 2021

Conditions: excellent

Année: 1800

## Commun

Pied carré fini: 342 m<sup>2</sup>

Dimesions du lot: 16000 m<sup>2</sup>

## Building details

Parking: Oui

Outdoor Amenities: Pool

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIFI-T1792/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1792/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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