



## Villa Orizzonte Trasimeno



### 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 639,551.01

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Magione
Soumis:	10/04/2026

### Description:

The villa, with approximately 146 sqm of usable living space, is arranged over two levels and combines elegance, functionality, and comfort, offering bright interiors thoughtfully designed to enhance every moment of the day. On the ground floor, a spacious open-plan layout seamlessly connects the fully furnished induction kitchen with the living area, featuring an electric fireplace and a bar corner, creating a warm and inviting atmosphere ideal for entertaining friends and family. This level also includes a bathroom, a technical room, and a versatile multipurpose room, a flexible space that can be transformed into a private spa, a second living room, a gym, or a dedicated wellness and relaxation area. Ascending to the first floor, a bright mezzanine becomes the creative heart of the home, perfect as a study, reading corner, or intimate retreat. The sleeping area comprises a double bedroom, a bathroom, and the master suite complete with walk-in closet and panoramic terrace, from which you can admire breathtaking views over Lake Trasimeno. The floor is further enhanced by a 20 sqm porch, elegant and functional, which can be enclosed to create a sunroom, ideal for enjoying outdoor relaxation in every season. The garden, approximately 1,132 sqm and fully fenced, ensures privacy and tranquility. It is the perfect setting for outdoor living, entertaining, or welcoming guests, with the possibility of building a 3 x 6 m swimming pool, with project already approved, making the property even more exclusive and enjoyable.

Built in 2023, the villa is ready to move into and reflects high-quality standards: optimized internal insulation, meticulously detailed flooring and wall finishes, a fully equipped modern kitchen, electric fireplace, and bar area. The first-floor portico and panoramic terrace elegantly and functionally complete the outdoor spaces.



The villa combines comfort and technology: underfloor heating, pre-installation for hot/cold split air conditioning units, methane boiler for hot water, 6,4 kW photovoltaic panels with 10 kW storage system, Starlink internet connection, and Verisure security system with remotely managed video surveillance. Access to the property is via an automatic gate.

This villa is ideal both as a primary residence, thanks to its functional and comfortable spaces designed for everyday living, and as a holiday home, offering privacy, tranquility, and a stunning view of Lake Trasimeno. The spacious, fully fenced garden allows you to enjoy outdoor moments in complete freedom, while the portico and panoramic terrace become perfect settings for relaxation, convivial gatherings, and leisure time.

The villa is set in a quiet and private location, a short distance from Lake Trasimeno, ideal for those seeking relaxation without sacrificing convenient connections. Magione is approximately 7 km away, Castiglione del Lago about 25 km, and Perugia airport can be reached in around 35 km. A strategic setting that allows you to live immersed in nature, with all main services and transport links easily accessible.

The Great Estate group conducts a technical due diligence on every acquired property through the seller's technical expert, allowing us to thoroughly understand the urban planning and cadastral status of each property. This due diligence can be requested by the client upon genuine interest in the property.

The property is registered to a private individual. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Nouveau: Oui  
Année: 2023

## Commun

Dimesions du lot: 1132 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2527/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2527/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10143



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