



## Tenuta Trasimeno Lux



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 4,949,643.74

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Lisciano Niccone
Geplaatst:	16-03-2026

### Omschrijving:

Perched atop a hill overlooking the north shore of Lake Trasimeno, this extraordinary luxury estate is a sanctuary of elegance and tranquility, nestled between nature and modern comfort. The property boasts an unparalleled location, offering open views of the lake's most breathtaking sunsets and is just 10 minutes from main amenities, easily accessible via paved roads. A short distance away, one can also find one of the area's most renowned restaurants. A perfect balance of privacy, beauty and convenience, the estate extends over approximately 14,000 sqm of land, enhanced by a magnificent Italian garden adorned with majestic Lebanon cedars and a refined landscape framing the panoramic vista. The property includes: - A historic 18th-century farmhouse of about 410 sqm spread over two levels - A Liberty-style villa of 415 sqm across three floors - Two panoramic swimming pools, each with its dedicated pool house - A guest annexe of approximately 26 sqm - An out Building for "Limonaia" about 20 sqm Each building is independent, with its own driveway access and private gate, and will be delivered fully renovated and furnished, turnkey, with customization options available to suit the buyer's needs. Several purchasing options are available: - Entire estate fully renovated and furnished, comprising the Liberty Villa, 18th-century farmhouse, guest annexe, pools, and related outbuildings, with all interiors and exteriors completed and furnished: €4,200,000 - Liberty Villa fully renovated and furnished in all its parts, interiors and exteriors: €2,400,000 - 18th-century farmhouse finished and furnished inside and out, including outbuildings: €2,200,000 - Entire estate in its current state, with the villa finished and the farmhouse, guest annexe and related outbuildings in a raw state: €3,700,000 Additionally, upon request, approximately 20 hectares of wooded land located above the property are available for purchase, ideal for expanding privacy or creating nature trails and exclusive spaces.

The property, recently renovated, is sold turnkey, fully furnished. The villa features modern luxury



furnishings and finishes, with the use of travertine and parquet flooring, while preserving the original wooden beams on the ceilings, stone stairs in Pietra Serena, and a solid wood entrance door. The pool is also adorned with dark marble, enhancing the luxurious touch of the entire estate. The farmhouse will be sold completely renovated and finished with traditional materials in a rustic style, such as terracotta floors and ceiling beams. The spaces will be designed to convey warmth, with furnishings that evoke both luxury and tradition. Like the main structure, the outbuildings will follow the style and flow of the farmhouse to which they belong (unless special requests are made by the potential buyer before work has begun).

The property is fully connected to all utilities including: electricity, water supply, GPL gas cylinder for the kitchen, air conditioning in all rooms with recessed and concealed splits and underfloor heating, all operational with a heat pump. A well is present, useful for irrigating the outdoor areas. All systems comply with current regulations.

The property is perfectly suited as a luxury residence. Certainly, the ample space and two main farmhouses make it ideal for those looking to generate income through luxury holiday rentals. The ability to completely separate the two structures, ensuring maximum privacy for both, allows one to live in one and rent out the other, or use the other for guests as needed.

Most privileged area of Lake Trasimeno, on the top of the hill on the North/West shore.

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

The property is registered to a company. The owners are enthusiasts of historic farmhouses and the enhancement of ancient structures, known for prestigious restoration work and the exclusive assistance they provide to their clients. They are very receptive to the needs of potential buyers, making this a truly unique and "stress-free" opportunity, without any worries.

Conditie: Reformed  
Gebouwd: 1700

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T2349/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2349/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 9973



IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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