



## Villa Nencioni



### 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:	EUR 290,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Tuoro sul Trasimeno
Geplaatst:	21-04-2026
Omschrijving:	

This semi-detached villa represents an opportunity to be seized by those seeking a private lifestyle immersed in nature, set on the unspoiled hills of Tuoro sul Trasimeno, in the heart of the Trasimeno valley. The distinguished setting stands out for its exceptional level of privacy and for a breathtaking panoramic view embracing the gentle surrounding hills and stretching as far as nearby Lake Trasimeno, just a few kilometers away. Access via an unpaved road of less than one kilometer enhances the refined and secluded character of the property, while maintaining convenient connections to essential services located in the town approximately 3-5 km away. The main body of the property is arranged over three levels, configured as a fully independent building from ground to roof, and extends over a commercial surface area of approximately 350 square meters, offering generous spaces to each residential unit. The building features well-maintained finishes and rational, functional interiors, designed for both residential and hospitality use. Just a few steps from the main building there is an outbuilding used as a storage room and woodshed, with a total surface area of 47 sqm. The exterior includes a modest-sized garden, ideal for the possible construction of a private swimming pool, which would further enhance the quality and prestige of the estate. The surrounding greenery creates a charming backdrop that highlights the tranquility and natural beauty of the Umbrian landscape. The hillside position also ensures a balanced east-west exposure, providing pleasant and abundant natural light throughout the day. Internally, the villa offers seven rooms including bedrooms and living areas, distributed over different levels connected by a simple yet functional design staircase. Each apartment features a separate kitchen and there are three bathrooms in total, ensuring comfort and independence for residents. The interiors present good-quality finishes, while retaining original structural elements from the 1980s, with electrical, heating, and plumbing systems dating back to the time of construction, reliable yet open to potential upgrading to improve energy efficiency, currently rated in energy class G.



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This property features high-quality exterior finishes, characterized by durable materials and meticulous detailing, ensuring longevity and a refined appearance over time. The interiors reveal a functional and rational design, with a layout that enhances comfort and a seamless flow between the various rooms, ideal for a contemporary and comfortable lifestyle. The internal finishes are of average quality, with flooring in standard materials such as porcelain stoneware, and carefully selected wall coverings that combine aesthetics with durability. The walls, perfectly plastered and painted in neutral, understated tones, express a harmony that enhances natural light and enriches the spaces with sobriety and warmth. The bathrooms, three in total, are in excellent condition; they are equipped with modern sanitary ware and finishes, with surfaces that maintain impeccable cleanliness over time. The two kitchens, designed with close attention to functionality, feature medium-quality finishes and durable materials, conceived for uncompromising daily use. The doors and windows, also in excellent condition, incorporate state-of-the-art thermal and acoustic insulation systems and present a refined design, lending the interiors a renewed balance between security and comfort. The roof, solidly constructed, and the foundations remain stable and reliable, the result of regular maintenance and constant inspections that ensure structural durability. The garden stands out for its well-finished surfaces, while the outdoor areas are carefully maintained to offer an oasis of tranquility and privacy. The residential complex reflects a balance between classic elegance and modern touches, perfectly preserved and ready to welcome those seeking an impeccably maintained property rich in refined details.

The utilities and systems of this property are characterized by dated installations, all created over thirty years ago, reflecting a technological and functional condition from several decades past. The electrical system, although present, requires upgrading to meet current safety and functionality standards. The heating system is traditional and also dates back more than thirty years, with an energy efficiency level that allows for basic heating of the rooms, without innovative solutions or advanced control systems. Similarly, the air conditioning system follows a conventional layout, the result of a design that is now outdated. From a plumbing perspective, both the water distribution system and the sewage system date back to the same period and require intervention to ensure good performance and long-term reliability. The water supply is guaranteed by a standard network, but the wear of the systems suggests the need for inspections and targeted maintenance. The property is equipped with electricity and water connections, but lacks eco-sustainable systems or advanced energy-saving solutions, as confirmed by the energy rating "G". However, the presence of basic systems makes it possible to consider future energy efficiency improvements. Services such as alarm system, video intercom, broadband internet connection, and TV setup are absent or to be integrated, thus offering opportunities for customization to equip the property with modern technologies and updated security systems. The presence of an elevator, spa, sauna, or dehumidification devices is absent, while any facilities dedicated to the needs of people with disabilities could be implemented as required. The property therefore represents an interesting opportunity for those wishing to undertake renovation and technological upgrades, in order to integrate innovative solutions and state-of-the-art systems in terms of comfort, efficiency, and safety, transforming it into a modern and functional environment suited to contemporary needs.

The property is ideally suited as a primary residence to be enjoyed in complete privacy, set within a panoramic setting embracing the gentle Umbrian hills and the proximity to Lake Trasimeno, enhancing a peaceful and secluded environment. Thanks to its town house layout and generous interior spaces, it also represents a versatile solution for tourist rentals, offering potential returns with direct integration into the



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territory of the Valle del Niccone, a naturalistic and recreational area just steps away from leisure facilities.

Nestled in the tranquility of the Trasimeno Valley, this property is located a short distance from the picturesque Lake Trasimeno, just 3 kilometers from the center of Tuoro sul Trasimeno, and approximately 25 minutes from Perugia, rich in history and culture. The villa enjoys a hillside setting offering open, panoramic views over the gentle Umbrian rolling hills, with glimpses of the lake and sweeping vistas across the surrounding countryside. Set in a private and sun-drenched area, daily life here is defined by peace and privacy, enhanced by a private gravel road of less than one kilometer ensuring discreet and secure access.

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

The property is held with full ownership rights, guaranteeing you complete availability of the real estate asset. The seller is a private individual, ensuring a direct and transparent negotiation. This configuration offers maximum autonomy and security in the use and management of the property, ideal elements for those seeking uniqueness and stability in their real estate portfolio.

Nieuw: Ja  
Gebouwd: 1985

### **Algemeen**

Lot Afmeting: 1210 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T2554/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2554/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 9922

