



## VILLA DORI



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 690,473.68

### Location

Country: Italy  
State/Region/Province: Umbria  
City: Lisciano Niccone  
Posted: Jul 02, 2022

### Description:

For sale exclusive villa of 281 sqm with romantic lake view and 7X3 pool in Lisciano Niccone, Perugia, with a total of 5 bedrooms, 4 bathrooms and 6.580 sqm of land. Overlooking the romantic Lake Trasimeno, in Umbria, we find for sale this enchanting 281 sqm villa, divided on 3 levels arranged as follows: On the basement floor there are 2 delightful flats of about 50 sqm each, both consisting of a kitchenette with dining and living area, a large bedroom, a bathroom and a technical room with separate entrance. The ground floor and the first floor house the main residence of the villa, and it is divided as follows: On the ground floor we find the living area, consisting of an entrance hall, kitchen, large and bright living room with direct access to the panoramic terrace with romantic lake view and 7X3 swimming pool, a service toilet, a bedroom with en-suite bathroom and a laundry room with external access. On the first floor there are 2 bedrooms with a splendid panoramic terrace and a bathroom. Externally the property is surrounded by approximately 6.580 sqm of land, of which 1.640 sqm are used as a garden, while the remaining 4,940 sqm are used as woodland.

The property was completely renovated in 2008, using high quality materials and finishes.

The property has an LPG heating system, in the main residence the heating system is underfloor heating, while the flats in the basement have radiators. As regards the water supply, the property is served by the public aqueduct.

This property is perfect for use both as a private residence and as a holiday home, thanks to its strategic panoramic position and proximity to all necessary services.



The nearest village is only 5 km (10 minutes) away. Passignano sul Trasimeno 10 km (15 minutes), Lake Trasimeno 5 km (15 minutes), Cortona 15 km (20 minutes), Castiglione del Lago 20 km (25 minutes), Perugia 35 km (40 minutes). The nearest airport is Perugia 50 km (45 minutes). Florence Airport 135 km (1 hour 45 minutes), Rome Airport 240 km (2 hours 45 minutes), Pisa Airport 205 km (2 hours 30 minutes).

The Great Estate group carries out a technical due diligence on each property acquired through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the client at the time of real interest in the property.

This property is in the name of a natural person (s) and the sale will be subject to registration tax according to the regulations in force (see purchase costs from the private individual).

Condition: Reformed  
Built: 2008

### **Common**

Lot Size: 6580 sq m

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/KPMQ-T1316/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1316/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 7210

