



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



### 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 1,130,578.78

### Location

Country:	Italy
State/Region/Province:	Umbria
City:	Passignano sul Trasimeno
ZIP code:	06065
Posted:	Feb 03, 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 an 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



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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

Built: 1800

## Common

Finished sq. ft.: 342 sq m

Lot Size: 16000 sq m

## Building details

Parking: Yes

Outdoor Amenities: Pool

Number of Floors: 2

## Lease terms

Date Available:

## Additional information

Website URL: [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

IMLIX ID: 42167

