OLD RESTORED MANOR HOUSE WITH LARGE GARDEN, PASSIGNANO SUL TRASIMENO

Passignano sul Trasimeno, Perugia, Umbria

Location: Passignano sul Trasimeno

Type of building: Country Home

General conditions: Finely restored

Living area: 580 m2

Land: 5 ha

Requested price: 850.000 €

5 5

About 3 km from Passignano we find this ancient manor house of 470 sqm on 3 levels, which dates back to 1816 and once belonged to a noble family. It was renovated in the 90s (until 1995). In some parts it still keeps the old materials, like the beautiful original wood beams of the 19th century and the terracotta floor on the ground floor. On this floor the house consists

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of 2 rooms connected by arches (formerly the manger) which now are the dining room and the billiard room with fireplace, kitchen, 1 bathroom, 2 double bedrooms with shared bathroom with dual access (from both bedrooms); it also has a large terrace of 68 sqm. The main entrance leads to the first floor via an internal staircase: we find a large kitchen with fireplace, 3 big double bedrooms, 2 bathrooms. In the basement there are a garage, a utility room and 1 bathroom. Besides the main house there are two outbuildings, for which there is already an approved recovery project to build a single building for residential use of about 110 square meters, expired on January 2017, which can be moved to a maximum of 50 meters from the main house. The house is located in a central area surrounded by a garden of about 8000 sqm, protected from the street by a hedge. The hilly land surrounding the property is about 5 hectares, partly forest and olive grove (27 olive trees that give an average yield of 110 kg of oil per year). Cortona and Perugia can be reached in about thirty minutes while Assisi and Arezzo in ca. an hour. The property can be used as private home or as accommodation facility. In addition, the roof has been completely renovated, the floors are reinforced, the access is via a dirt road. Utilities: LPG heating, well (75 m, rich of water), satellite antenna, automatic irrigation system, automatic gate, air conditioners in the first floor

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