

# Umbria

## Magione

Ref. 5910: New-build villa directly on Lake Trasimeno with its own pier  
Asking Price: € 780.000



# Description

A unique opportunity. A house directly on Lake Trasimeno and recently built with a high energy label. The house has a modern kitchen, which is connected to the living and dining room, a toilet and laundry room; Upstairs there are two double bedrooms, both with breathtaking lake views, and a large bathroom with bath and walk-in shower. Upstairs there is also a balcony and a large terrace. The private garden of approximately 1,000 m2 is particularly well-kept and embellished with a small beach.

The house was built in 2023 and is in perfect condition, light and comfortable, but also energy efficient and falls in energy class A3. The windows are made of wood with doors and shutters, double glazing and mosquito screens. Underfloor cooling and heating, with extra air conditioning, all powered by a heat pump. All floors are handmade Etruscan terracotta.

The house is located directly on Lake Trasimeno, near Magione. The nearest supermarkets and restaurants are about 2-3 km away. S. Francesco Airport is just 35 km away. The cities of Rome (180 km) and Florence (135 km) can be reached via the E45 motorway. Perugia is about 30 minutes away.

# Pictures





















# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5910
- Villa/Farmhouse
- Lakeview
- 0.01 km to Lake
- 140 km to Sea
- 3 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Airco
- Garage: Parking Space
- Asking Price: € 780.000
- Floorspace: 148 m<sup>2</sup>
- SQM Plot: 1105 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 1
- Rental Potential: Very good
- Condition of the Property: Newly built
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!



## More Information or Questions?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
info@italiacasa.net  
www.italiacasa.net

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

info@italiacasa.net  
www.italiacasa.net

