

# Umbria

## Magione

Ref. 5170: With a view of Lago di Trasimeno, farmhouse with 5 bedrooms, swimming pool and olive grove

Asking Price: € 470.000



# Description

The house with a nice garden with century-old trees and a lovely swimming pool, is the ideal place to relax and enjoy a beautiful view of Lake Trasimeno and the surrounding hills. The house has two floors and consists of: on the ground floor a living-dining room with fireplace and two bedrooms with private bathroom and there is a cellar; on the first floor, which is accessed by an external staircase that ends in a loggia, there is a large living room with fireplace, a kitchen, three bedrooms and three bathrooms.

A barn of about 35 square meters not far from the farm could become a comfortable outbuilding. The 10 x 5 meter swimming pool is located in a secluded spot in the garden. In addition to the enclosed garden, there is also land with an olive grove.

The floors consist of monocottura tiles. The renovation was carried out in the mid-80s, while some maintenance work was carried out in 2008, such as replacing the gas boilers, maintenance of the roof and the renovation of a bathroom.

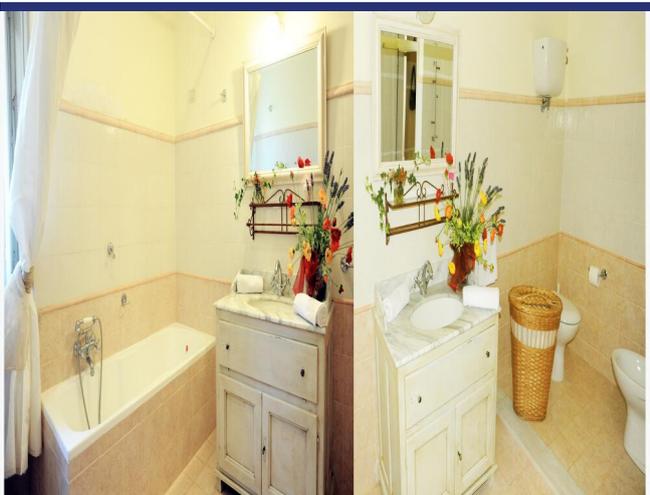
# Pictures















# Location & Details



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

- Reference: 5170
- Villa/Farmhouse
- Lakeview
- 1 km to Lake
- 140 km to Sea
- 3 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 470.000
- Floorspace: 260 m<sup>2</sup>
- SQM Plot: 9845 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Very good
- 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

