

Magione – Umbrien

# Montalbano farmhouse with pool and spectacular views of Lake

Property ID: IT252942151



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 1.400.000 EUR • ROOMS: 13 • LAND AREA: 700 m<sup>2</sup>

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## At a glance

Property ID	IT252942151
Available from	04.07.2025
Rooms	13
Bedrooms	4
Bathrooms	4
Year of construction	1900
Type of parking	3 x Other

Purchase Price	1.400.000 EUR
Commission	Subject to commission
Total Space	ca. 691 m <sup>2</sup>
Equipment	Terrace, Swimming pool, Fireplace

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## Energy Data

Power Source	Oil
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property





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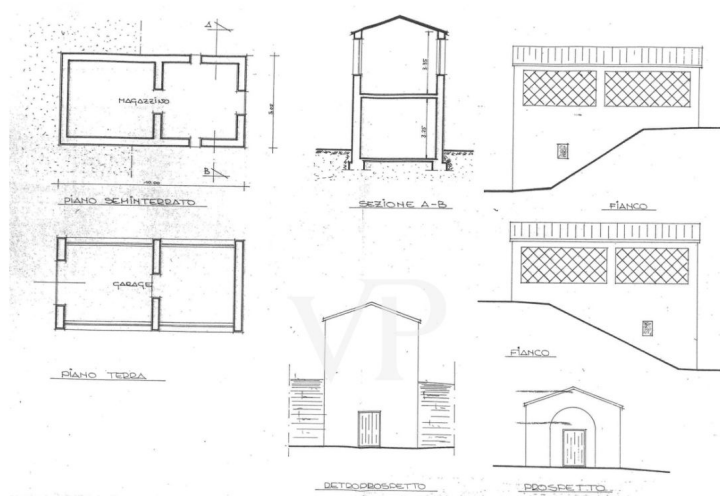
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## The property

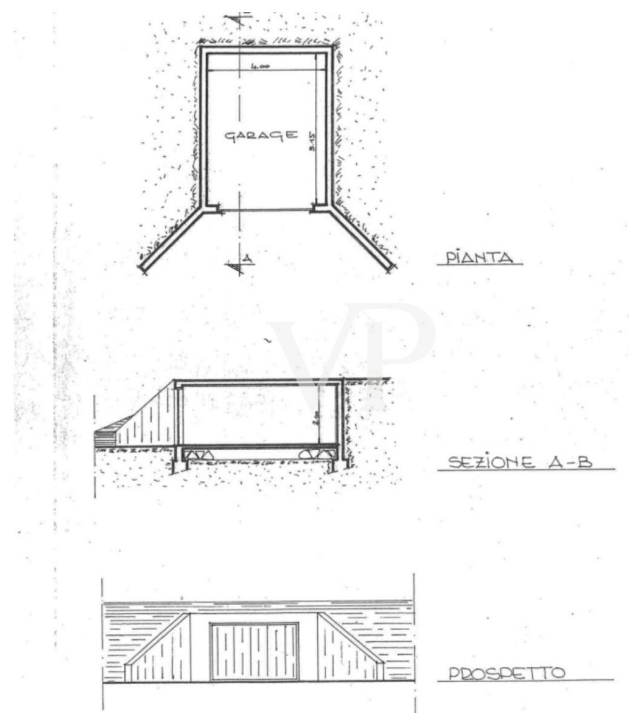


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## Floor plans





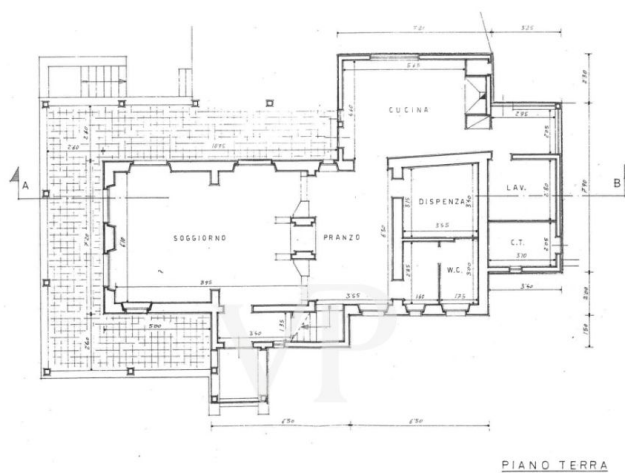
**Planimetrie**

del volume 2

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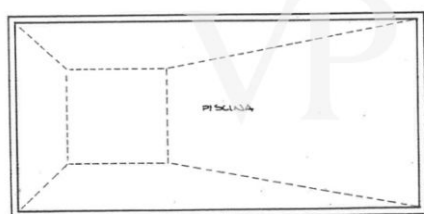
Via Canonica

Domestic 1





PIANO TERRA



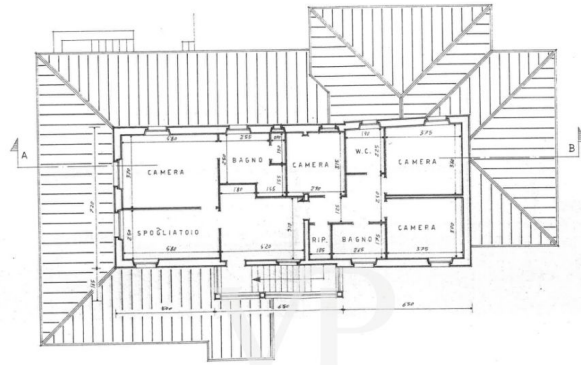
PIANO TERRA



ORIENTAMENTO



SCALA DI 1:400



PIANO PRIMO

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

A property with a unique flavor; surrounded by greenery with a picturesque view of the placid Lake Trasimeno.

An oasis of relaxation in the middle of the hill with a beautiful swimming pool and large solarium area for hot summer days.

The main building is a renovated old farmhouse.

On the ground floor there is a spacious living and dining room, only a large fireplace divides the two rooms, a large kitchen, a pantry and a laundry room.

An internal staircase leads to the second floor that houses : a master suite with dressing room and bathroom and three other bedrooms and two bathrooms.

A pleasant veranda facing the lake offers the opportunity to eat outdoors or simply relax while enjoying the view.

Adjacent to the house is the pool area and an annex with large windows and a fireplace.

On the other side of the house an additional living annex for guests or for ii janitor.

The garage is located, underground, on the front side of the house, hidden in the hillside.

The location of the Podere is unique and represents an excellent investment opportunity either for private use or to put it on the tourist rental circuits.

Do not hesitate to contact us to schedule a visit!

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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