

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>

Property ID: IT252942151 - 06063 Magione – Umbrien

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT252942151 - 06063 Magione – Umbrien

## 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 |

Property ID: IT252942151 - 06063 Magione – Umbrien

## Energy Data

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

Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## The property



Property ID: IT252942151 - 06063 Magione – Umbrien

## Floor plans



**Planimetrie**

del volume 2

di via

Via Canonica

Domestica 1





PIANO TERRA



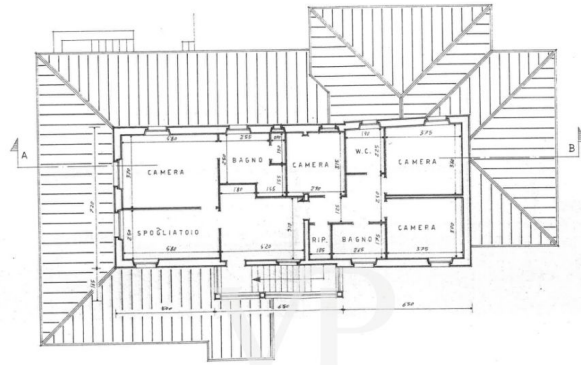
PIANO TERRA



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.

Property ID: IT252942151 - 06063 Magione – Umbrien

## 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!

Property ID: IT252942151 - 06063 Magione – Umbrien

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1, 20122 Milano  
Tel.: +39 02 6206 9360  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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