



## Property 10293



\* **Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

**Number of beds:** 20  
**Bedrooms:** 10

## NEARBIES

Il Convento is 39 km from Perugia–Umbria International Airport, 138 km from Florence Amerigo Vespucci International Airport, and 239 km from Rome Leonardo da Vinci International Airport. Il Convento is 2 km from Passignano sul Trasimeno, 6 km from Tuoro sul Trasimeno, 23 km from Cortona, 30 km from Perugia, 37 km from Montepulciano, 54 km from Assisi, 57 km from Spello, 103 km from Orvieto, 152 km from Florence, and 212 km from Rome.

## FEATURES

- 10 Suites
- Swimming Pool
- 16th-Century Walled Garden
- Vegetable Garden, Orchard, and Olive Groves
- Reflecting Fountain
- Winter Garden
- Tennis Court, Bocce Court, Croquet Pitch
- Reading Room
- Breakfast Dining Room
- Study
- Private Cinema
- Library and Living Room
- Games Room with Billiard Table
- Grand Living Room with Fireplace
- Games Table, Grand Piano
- Spa with Sauna, Steam Room, Hammam
- Gym
- Wine Cellar



# DESCRIPTION

## Property 10293 – PASSIGNANO SUL TRASIMENO

10 Bedrooms

### Location and Surrounding Area

Perched on a hill overlooking Lake Trasimeno, Property 10293 enjoys stunning panoramic views and a serene, secluded setting in Umbria. Its prime location offers easy access to the charming town of Passignano sul Trasimeno, just a short drive away, and is within reach of other picturesque locales such as Cortona and Montepulciano. The vibrant city of Perugia is also nearby, providing guests with the perfect balance of tranquil surroundings and cultural exploration.

Passignano sul Trasimeno, situated on the shores of Lake Trasimeno, is celebrated for its scenic beauty and historical allure. The town's medieval center is a maze of charming narrow streets and picturesque buildings, including the impressive Castle of Passignano. The Church of San Sebastiano, with its notable frescoes, adds to the town's cultural richness. Visitors can enjoy lakeside promenades, vibrant local markets, and a variety of festivals throughout the year.

Cortona, set on a hilltop in Tuscany, offers stunning views of the Val di Chiana and Lake Trasimeno. Known for its medieval architecture, the town features impressive Etruscan walls and the grand Palazzo Comunale. Visitors can explore charming streets with shops, cafes, and restaurants. Highlights include the Basilica of Santa Margherita, which offers panoramic views, and the Museo dell'Accademia Etrusca, home to notable Etruscan artifacts. Cortona's blend of history, culture, and scenic beauty makes it a must-see.

Perugia, the vibrant capital of Umbria, is renowned for its rich history and lively cultural scene. The historic center features stunning medieval architecture, including the impressive Palazzo dei Priori and the beautiful Perugia Cathedral. The city is also famous for its annual Umbria Jazz Festival, attracting music enthusiasts from across Europe. Visitors can wander through charming cobbled streets, enjoy local cuisine at bustling piazzas, and explore art galleries showcasing works by Perugino and Raphael.

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### The Property

Nestled in the breathtaking Umbrian countryside, Property 10293 offers a blend of historical charm and modern luxury. Originally established around 1566 by Capuchin monks, this 60-acre estate is in Passignano sul Trasimeno, overlooking Lake Trasimeno and surrounded by vineyards and olive groves. The property has been meticulously restored and now features 10 luxurious suites. It can accommodate up to 20 guests in total, providing a serene retreat with a rich historical backdrop.

The estate's outdoor spaces are designed to highlight the natural beauty of the surroundings. The 16th-century walled garden encompasses 13 acres, featuring formal gardens, a vegetable garden, an orchard, and olive groves. The centerpiece of the outdoor area is a large swimming pool, perfect for relaxation and swimming. The garden also includes a reflecting fountain, a winter garden, and extensive lawns ideal for outdoor gatherings.

The property is surrounded by over 1,500 olive trees and lush vineyards, offering a picturesque landscape that complements its extensive forest reserve. This forest area is ideal for seasonal activities such as mushroom and truffle hunting, adding an adventurous touch to the stay. Within the grounds, guests can also enjoy a range of recreational facilities, including a tennis court, bocce court, and a croquet pitch, all set amidst the estate's beautifully maintained gardens.

### *The Convento Building (Main Villa):*

The Convento Building has three floors, all accessible by elevator. The lower garden floor includes two bedrooms with sitting areas and garden access. The ground floor features a reading room, a grand living room with a fireplace, a games table, a grand piano, and the main dining room for breakfast. The



upper floor has five bedrooms, including the Owner's Suite with a terrace overlooking the gardens and Lake Trasimeno, and a Family Suite with a king bed and bunk room, plus a study and a living room.

#### *Library Building:*

The Library Building offers additional amenities and spaces for guests. The library and living room feature a rebuilt Renaissance fireplace and a games room with a billiard table. The principal dining room can seat up to 34 guests and is adjacent to the wine cellar and main kitchen with a chef's table. The private cinema is equipped with state-of-the-art technology and an extensive film library. The terraced apartment includes a queen bed and offers additional accommodation options.

The suites feature individually controlled heating and air-conditioning systems. Each suite is equipped with satellite TV and Kaleidescape entertainment units. The en-suite bathrooms are designed with high-end amenities, including spacious walk-in showers, elegant freestanding tubs, and integrated televisions for added convenience. The property boasts comprehensive Wi-Fi coverage throughout, extending to the pool area and gardens, allowing guests to stay connected while enjoying the serene surroundings.

Guests can enjoy a range of activities and services, including spa facilities, a gym, and a cinema room. The spa features two private treatment rooms, a sauna, steam room, and Hammam, with treatments using local ingredients such as olive oil, honey, and grape seed. The gym is equipped with state-of-the-art training equipment and offers yoga, Pilates, and personal training sessions. The cinema room is an intimate 16-seat facility with the latest theatrical technologies and a PlayStation 3.

The property offers a range of dining experiences, from elegant meals in the Library Building's sophisticated dining room to relaxed gatherings in the picturesque gardens or on the charming terraces. Guests can engage with the chef in the estate's fully-equipped kitchen, where they can enjoy personalized cuisine crafted from fresh, organic produce grown on the estate. The wine cellar boasts an impressive collection of both fine Italian and international wines, ensuring a perfect pairing for every meal.

Property 10293 is supported by a dedicated team providing exceptional service. This includes a Management Couple who oversee the estate's operations, a talented Head Chef, and his team of sous-chefs, as well as a professional wait staff ensuring fine dining experiences. The housekeeping team offers meticulous daily services, ensuring that every detail is attended to. With a staff ranging from twelve to sixteen members, guests receive attentive care and enjoy a seamless and personalized experience throughout their stay.



PHOTOS





























