

Property 10293



Number of beds: 20 + 6
Bedrooms: 10

Bathrobes and Slippers
Provided for each guest.

Accessibility for people with reduced mobility

Accessibility for people with disabilities

Playground

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Tennis Court

Safe
Available in the main suite.

Crib

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
The property is home to a fully operational winery.

The maximum distance from the city centre is 1.5 km
The villa is located approximately 1.5 km from Passignano sul Trasimeno.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
10 suites, as follows:Suite 1: Double room with two single beds that cannot be joined.Suite 2: Double bedroom with king-size bed and a double sofa bed.Suite 3: Double bedroom with king-size bed.Suite 4: Double bedroom with king-size bed and a double sofa bed.Suite 5: Double bedroom with king-size bed and a double sofa bed.Suite 6: Double bedroom with king-size bed.Suite 7: Twin room with two single beds that can be joined to form a king-size bed.Suite 8: Double bedroom with king-size bed.Suite 9: Double bedroom with king-size bed and a twin room on a slightly higher level with two single beds suitable for two 10-year-old children.Suite 10: Double bedroom with king-size bed.

Bath amenities
Available in the bathrooms.

Nearby
The villa is located about 1.5 km from Passignano, where you can find restaurants, supermarkets, a pharmacy, a bank, and cafés.

Gym

Parking Space
Outdoor parking for 12 cars. Included in the price.

Table Tennis

Swimming Pool
10 x 25 m.Depth: da 1,40 a 2,40 m.

Heating
Underfloor heating. Included in the price.

Heated Pool
Included in the price.

High Chair

Concierge Service
The villa managers are available for any request.

Cook Service
Mandatory Food & Beverage fee of € 250 per person per day for guests aged 12 and over; 50% reduction for children under 11, and complimentary for children up to 5 years old.

Housekeeping
Included in the price.

Smart TV

SPA
Spa with a treatment room, a sauna, and a hammam.

Staff living on site

Staff of 25 members (number may vary depending on the number of guests). Staff are not present in the villa overnight.

Pool Table

Mattress topper

Satellite TV

Countryside View

City Views

Lake View

Wi-Fi

Insect Screens

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

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

Main Villa:

- Suite 1 (Twin Room) + Suite 2 (Double Bedroom + Double Sofa Bed) + Suite 3 (Double Bedroom) + Suite 4 (Double Bedroom + Double Sofa Bed) + Suite 5 (Double Bedroom + Double Sofa Bed) + Suite 6 (Double Bedroom) + Suite 7 (Twin Room) + Suite 8 (Double Bedroom) + Suite 9 (Double Bedroom + Twin Room for Children)
- 9 En-Suite Bathrooms + 1 Guest Bathroom
- Kitchen
- Breakfast Room
- Grand Living Room with Fireplace and Grand Piano
- Cosy Lounge Area
- Terrace

Library House:

- Suite 10 (Double Bedroom)
- 1 En-Suite Bathroom + 1 Guest Bathroom
- Living Room with Restored Renaissance Fireplace
- Dining Room
- Private Cinema
- Wine Cellar
- Games Room with Billiard Table

- Heated Swimming Pool
- Expansive Lawns and Formal Gardens
- Vegetable Garden, Orchard, and Olive Groves
- Reflecting Fountain
- Winter Garden
- Winery Producing High-Quality Wines
- Forest Reserve
- Tennis Court, Bocce Court, Croquet Pitch
- Spa and Gym





DESCRIPTION

Property 10293 – PASSIGNANO SUL TRASIMENO

10 Suites

Location and Surrounding Area
Perched on a verdant 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 harmonious 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, accommodating up to 20 guests, plus 6 guests in three double sofa beds, providing a serene retreat with a rich historical backdrop.

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

Outdoors, the 16th-century walled garden spans 13 acres and includes formal gardens, a vegetable garden, an orchard, and olive groves, with a heated swimming pool as its centerpiece. Expansive lawns, a reflecting fountain, and a winter garden provide spaces for relaxation. The property includes its own winery producing high-quality wines. A forest reserve surrounds the estate, ideal for seasonal activities

such as mushroom and truffle hunting. Guests can also enjoy a tennis court, bocce court, and croquet pitch.

The property offers a variety of dining experiences, from elegant meals in the Library Building's dining room to relaxed gatherings in the gardens or on the charming terraces. The wine cellar boasts an impressive collection of fine Italian and international wines, ensuring the perfect pairing for every meal. In addition, the estate benefits from a staff of 25 members (the number may vary depending on the number of guests). The property also features a spa and a gym near the villa, offering the perfect balance of relaxation and wellbeing.

Main House (9 Suites):
The main house unfolds across several floors, all connected by a lift. On the garden floor, there are two suites (Suite 1 and Suite 2), both with en-suite bathrooms (Suite 1 with both a bathtub and a shower, and Suite 2 with a bathtub). Suite 1 is a twin room, while Suite 2 also features a double sofa bed for 2 additional guests. The ground floor hosts a kitchen, and a breakfast room, and a grand living room with a fireplace and a grand piano. There is also a cosy lounge area and a guest bathroom, as well as a lovely terrace.

The ground floor also includes two suites (Suite 3 and Suite 4), each with direct access from the charming cloister and a spacious en-suite bathroom featuring both a bathtub and a shower. Suite 4 also features a double sofa bed for 2 additional guests. The first floor houses four suites (Suite 5, 6, 8 and 9), all complete with en-suite bathrooms (Suites 5, 6 and 8 offering both a bathtub and a shower, while Suite 9 features a stylish bathroom with a shower). Suite 5 also features a double sofa bed for 2 additional guests.

Suite 9 is itself split over two levels: on the lower level, there is a double bedroom with an en-suite bathroom with shower, and a spiral staircase leads to the upper level, where there is a cosy attic twin room with two single beds suitable for two 10-year-old children. From the first floor, stairs or the lift lead to the second floor, where Suite 7 is located: a twin room with beds that can be joined to form a double king-size bed, complete with an en-suite bathroom with shower.

Library House (1 Suite):
Divided over two floors, the Library House offers additional spaces for relaxation and entertainment. On the upper floor, there is a welcoming living room with a restored Renaissance fireplace, a games room with a billiard table, and a guest bathroom. On this floor, next to the games room, lies Suite 10, complete with an en-suite bathroom with a shower. A staircase leads to the dining room on the lower floor, where guests will also find a private cinema. Adjacent to the dining room is the villa's impressive wine cellar.

PHOTOS
























QUO VADIS


















DOROTHY GISH
ATTA BOYS LAST RACE













































