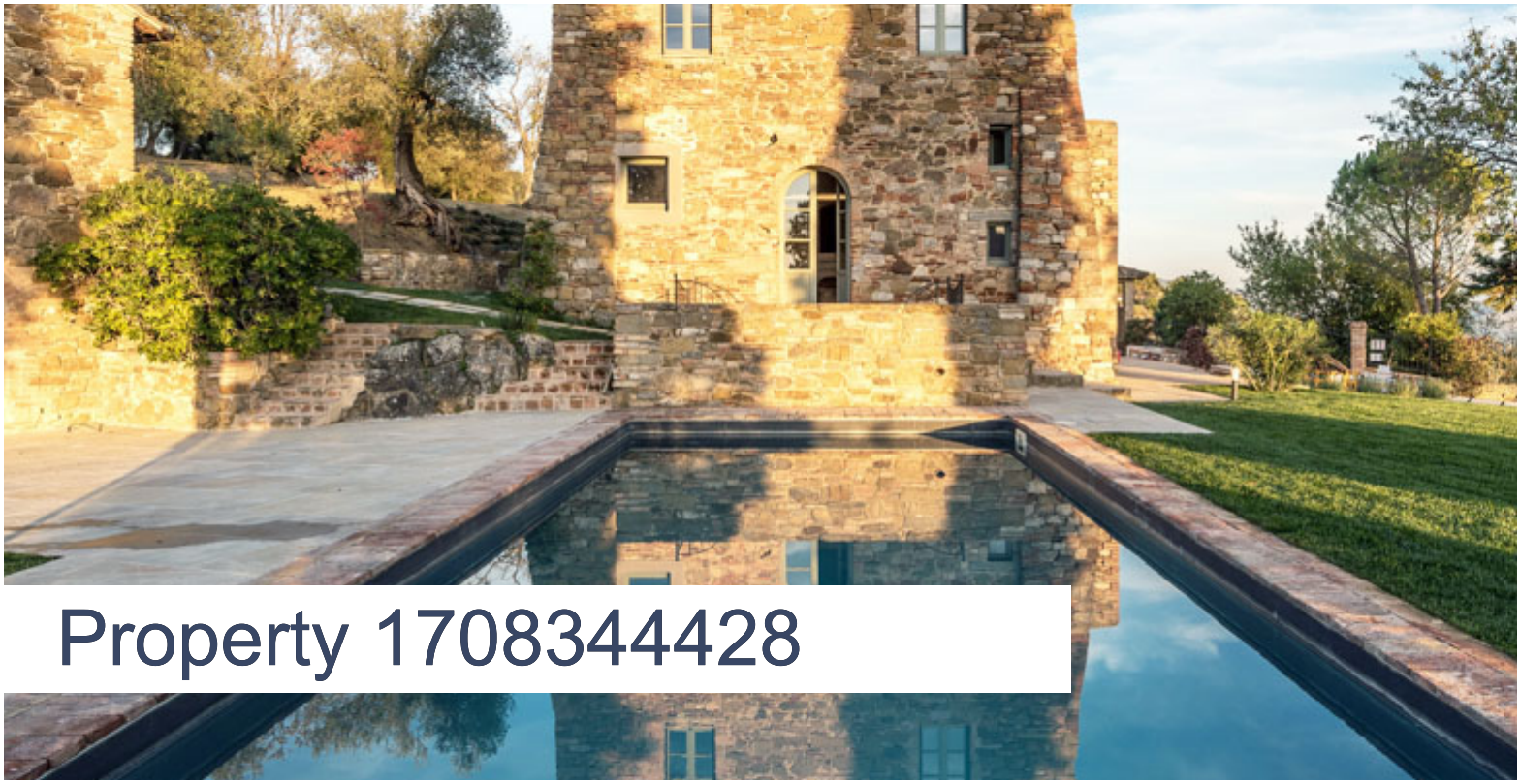


Property 1708344428



Number of beds: 8
Bedrooms: 4

Bathrobes and Slippers

Pets Allowed

Air Conditioning Throughout

Air Conditioning In The Bedrooms

Hair Dryer In The Bathrooms

Dryer

Barbecue

Safe

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 Villa is Less Than 15 km From a Golf Course

The maximum distance from the city centre is 1.5 km

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

Bath amenities

Nearby

 Parking Space

 Swimming Pool

 Heating

High Chair

 Concierge Service

 Housekeeping

Smart TV

 Satellite TV

 Countryside View

 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

Villa Magione is 32 km from Perugia San Francesco d'Assisi Airport, 150 km from Florence Peretola Airport, and 217 km from Rome Fiumicino Airport. The villa is 2 km from Magione, 4 km from Monte del Lago, 24 km from Perugia, 28 km from Lake Trasimeno, 36 km from Città della Pieve, 47 km from Assisi, 64 km from Todi, 73 km from Gubbio, 83 km from Spoleto, and 111 km from Orvieto.

FEATURES

Main Villa:

- 3 Bedrooms (2 Double Bedrooms + 1 Twin Room)
- 1 En-Suite Bathroom + 1 Shared Bathroom + 1 Additional Bathroom
- Open-Plan Kitchen with Dining Area
- Living Room with Flat-Screen TV
- Cosy Living Space with Fireplace

Dépendance and Spa:

- 1 Double Bedroom
- 1 En-Suite Bathroom
- Spa with Sauna and Sensorial Shower

- Swimming Pool
- Beautifully Landscaped Grounds





DESCRIPTION

Property 1708344428 - MAGIONE

4 Bedrooms

Location and Surrounding Area
Set on a hillside in Magione, near Perugia, Property 1708344428 offers stunning, unobstructed views of the rolling hills of the region and tranquil waters of Lake Trasimeno. Its elevated location provides privacy and tranquillity while still being conveniently close to charming local towns and the rich cultural sights of Perugia. The villa's surroundings allow guests to fully enjoy the natural beauty of the Umbrian countryside, making it an ideal retreat for relaxation, exploration, and scenic vistas.

Magione, a charming town in Perugia, offers peaceful views of Lake Trasimeno and a relaxed atmosphere. Just a short drive away, Perugia captivates with its medieval charm and rich culture. Highlights include the Piazza IV Novembre with the Fontana Maggiore, the Perugia Cathedral, and the historic Palazzo dei Priori. The Rocca Paolina fortress provides stunning city views, while the lively streets and cafes give Perugia its vibrant character, making it a must-visit destination.

Lake Trasimeno, one of Italy's largest lakes, is a serene and picturesque destination, offering stunning views, charming villages, and plenty of opportunities for outdoor activities. The lake is surrounded by lush greenery, creating a peaceful atmosphere perfect for relaxation. Visitors can explore its three islands by boat or enjoy lakeside walks. Just a short distance from the lake, the medieval town of Città della Pieve stands out with its well-preserved architecture and stunning views over the surrounding countryside.

Assisi, a UNESCO World Heritage site, is a peaceful town in the hills of Umbria, rich in history and spirituality. Known as the birthplace of St. Francis, it is home to the stunning Basilica of St. Francis, with its famous frescoes by Giotto. The town's cobbled streets are lined with medieval buildings, offering a glimpse into its fascinating past. With its serene atmosphere and beautiful views, Assisi is a perfect destination for those seeking both spiritual enrichment and cultural experiences.

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The Property
Property 1708344428 is a beautifully restored Umbrian farmhouse and a true testament to the region's rich history and natural beauty. Offering a perfect blend of traditional architecture and contemporary luxury, this villa celebrates the rustic charm and timeless allure of rural life, inviting guests to step back in time while enjoying the convenience and comfort expected in today's world. Property 1708344428 accommodates up to 8 guests in 4 elegantly designed bedrooms split between the main villa and the dépendance.

Set on a majestic hillside, Property 1708344428 offers breathtaking views of the rolling hills surrounding Lake Trasimeno. The outdoor spaces are just as inviting as the interior, with a stunning pool (9 x 4 m) that provides the perfect spot to relax and take in the dramatic vistas. The villa's beautifully landscaped grounds allow guests to fully immerse themselves in nature, offering a serene environment where every corner boasts views of the spectacular countryside.

Main Villa:
On the ground floor, the main villa features a modern open-plan kitchen with a rustic dining area, creating the perfect setting for gathering with family and friends over delicious meals. The kitchen seamlessly flows into a comfortable living room, an inviting space where you can unwind after a day of

sightseeing, enjoy a film on the large flat-screen TV, or simply relax with a drink. Here, you can also find a convenient bathroom with a shower for added comfort and convenience.

The upper floor is home to three bedrooms, including two double bedrooms that share a modern bathroom with double vanity and a hydromassage shower, and a third twin room featuring two French beds and an en-suite bathroom with a shower. All bedrooms open onto a cosy living space, where a beautiful working fireplace adds warmth and character. The double bedrooms all have beds measuring 160x190, while the twin room has beds measuring 120x190 cm.

Dépendance and Spa:
A dépendance with independent access boasts an elegant double bedroom (160x190) with a stylish en-suite bathroom with a refreshing shower, designed with contemporary finishes and thoughtful details. One of the highlights of this exclusive property is the luxurious home spa, located on the lower ground floor of the dépendance. The spa is complete with a sauna and sensorial shower, perfect for ultimate relaxation after a day of exploring or as a peaceful retreat on cooler days.

PHOTOS




























SMEG

















































