



## Ref.: 10946 - Villa Nori, Passignano, Umbria

*Perfectly restored Liberty villa overlooking Lake Trasimeno*

€ 2,450,000

Dominating the town of Passignano sul Trasimeno, this Liberty villa has been brought back to its former glory maintaining all of its original features. With decorative floors and cornices, glass panelled doors, parquet that was reconstructed piece by piece using photographs of the originals and hand painted walls there is no detail that has been overlooked in the restoration. Spread over 3 floors with the added feature of a lift, plus an attic floor, the villa is just minutes on foot from all of the amenities in the town. With stunning views over the castle to Lake Trasimeno and the islands of Maggiore, Minore and Polvese, fabulous rose filled garden and an olive grove this villa has everything and more.

Property type: Villa

Date of restoration: 2004

Bedrooms: 7

Bathrooms: 6

Land: 0.5 ha (acres 1.24)

Rooms: 15

Structural condition: Restored

Floors: 4

Kitchen: 2

Property size: 600 sqm

Shared environments: Entrance hall, 2 Reception rooms, dining room, cloakroom, pantry, utility room

Outbuildings

**Area:**

Passignano sul Trasimeno is one of the most charming lake side towns on the northern shores of Lake Trasimeno. It is a thriving little town with great restaurants, bars, shops and markets and a jetty to take ferries to the islands throughout the summer. Access is excellent as it lies just under 30 kms both from Perugia, where there is an International airport, and the A1 autostrada for connections to Rome and Florence.

**Land:**

The villa is approached through a gated entrance with driveway and parking area. There is a mature garden with stone stairs connecting the various levels and dining areas, mature trees and roses provide shade and an abundance of colour. There is also an olive grove with around 30 olives below the house overlooking the ruins of the atmospheric castle and lake below. The property offers the brilliant combination of complete privacy whilst being central in the town.

**Outbuildings:**

There is a small annex next to the villa which houses both the garden equipment and a kitchen for dining in the garden. The flat roof has a further terrace with fabulous views to the lake.

**Accommodation:**

Entrance to hallway running the entire length of the villa

Original doors and floor

Reception room 1 with fireplace and original decorative tiled floors, second entrance from hall

Dining room, beautiful decorative floors and marble fireplace, view out to garden and Passignano sul Trasimeno

Original light fittings and internal shutters throughout

Kitchen with central table in marble and wood,

large marble sinks, beams and original fireplace for cooking. Exit to garden and dining area in the shade of mature trees

Pantry and laundry room

Second entrance from driveway, boot hall and lift to upper floors

Cloakroom with hand painted walls

Stone staircase to;

**First Floor**

Original decorative floors throughout

Corridor running length of villa, french doors leading to balcony overlooking the lake and castle

Bedroom 1 with walk in wardrobe, red walls and view to Passignano, fireplace and exit to private terrace, views to the garden and over Passignano to lake beyond

Bathroom 1

Bathroom 2, with bath and green marble shower, sinks either side of window with views to Lake Trasimeno, can also be accessed from; Bedroom 2, green room with parquet floors, walk through wardrobe area, view out to dining area and lake

Bedroom 3, blue room with view to lake, French doors with small balcony overlooking garden, wardrobe area leading to;

Bathroom 3 with shower, hand painted walls and old English sink

Stone staircase continues to;

**Second Floor**

Corridor as before

Bedroom 4 with view to Passignano and mountains beyond

Bathroom 4 with bath and beautiful oval window features framing view to Passignano  
Reconstructed parquet floors throughout, as original

Independent suite with Reception room 2, small kitchen, dining table and bookcases

Bedroom 5 with view to castle and lake, bedroom 6 with view to garden and bathroom 5 with shower and double sinks

Steep stairs to air-conditioned **attic floor**  
Bedroom 7 with skylight window overlooking garden and lake  
Laundry area, bathroom 6 with shower  
Storage in eaves of the roof







Electricity: Mains  
Heating: Gas  
Olives 30

Energy class: G (epgl 257,3 kWh/m\*anno)  
Water: Mains  
Other Features: alarm; Air conditioning; Lift;  
Window grates; Internet; Automatic Irrigation;  
Telephone; Video surveillance;

Distances: A1 Autostrada km 29, Florence km  
116, Perugia km 29, Rome km 203

#### Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town