



DOMENIKA

LATVIA

Law & Real estate

For sale | Flat

Panicale,

Price

6500000 €

2130 €/m²

Description

Panicale, Umbria - Perugia:

A short distance from a village with services, on a hilly, but not isolated position, the complex Villa Il Tramonto has a magnificent view, overlooking the Trasimeno Lake.

The property consists of a Renaissance 'Palazzo', with a living area of approximately 1500 square meters, four buildings divided into twenty-two apartments, with two and three bedrooms, for a total of 70 sleeping places. For the second floor there is project with rendering for a Wellness-center/ SPA. The structure dates back to the Renaissance and is signed in the geographical map of the time. Today, the welcoming halls with beautiful cross-vaulted ceilings are perfectly suitable for events and parties, which has a lovely outside area with an antique wood oven and an outside kitchen.

The renovation of the complex began in 1985.

The main objective of the owners was to combine harmoniously the original aspect of the buildings with the most modern comforts.

The Palazzo has an L" layout to which a loggia is connected and enclosed with three arched windows in the long walls, forming a charming courtyard with a well.

In 2008, additional works have been carried out to modernize the buildings and those included the installation of a timer to automatically turn off the exterior lighting as well as a replacement of the existing boilers with new high efficiency boiler efficiency.

The Renaissance Palace

The main building is on three levels,



disposed as follows.

Basement: large kitchen with professional equipment and external access, laundry room, dressing room and bathroom.

Ground floor: Reception, bar and restaurant.

The ceilings of the halls placed on the ground floor boast amazing original cross-vaults of the Renaissance time.

The beautiful original fireplace with architrave is a superb antique.

Outside there is the stone blazon of the family dating back to the fifteenth century and a few steps of celtic times.

The entire building is furnished, except one of the units where the SPA will be placed.

First floor: three apartments, multi-purpose hall for parties or meetings.

On the second floor there is a project to create a Wellness Spa of 800 sqmts.

In the other four buildings there are 22 apartments, mainly with two and three bedrooms, for a total of about 70 sleeping places.

The property includes a tool shed of about 68 square meters next to the lake and a designer- swimming pool, 'Jacuzzi', flooded with a natural waterfall set among the rocks with stunning views of Lake Trasimeno.

Autonomous with regard to water supply, thanks to the water source and its three wells, the property is perfectly maintained. Licenses are included in the sale price.

The connections with the airport of Perugia (37 km) or the station of Chiusi-Chianciano Terme (20 km) and the distance from the main cities of art are excellent.

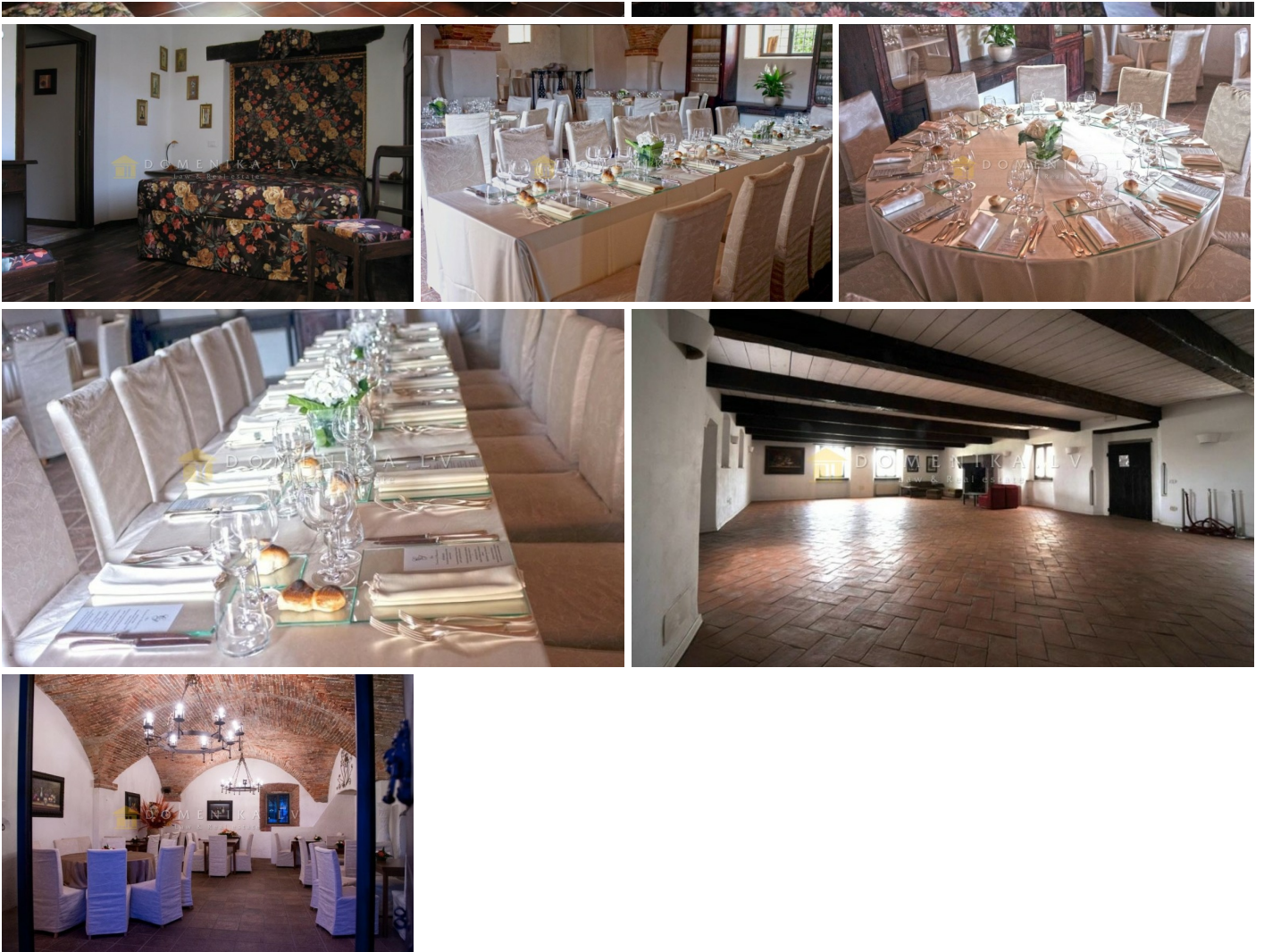
Classe Energetica:G

Ipe: In corso di definizione

Area:	3051 m ²
Rooms:	50
Floors:	







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