



BAIOTTOCO  
VILLAS



CDD  
CASA DEL DOTTORE





## WE REBUILD HISTORY OUR COMPANY PROFILE

Passion and elegance are the key features of all Baiocco Villas projects.

Ancient farmsteads, immersed in green Umbrian valleys, are entrusted to Baiocco's skilful hands and transformed into luxury, modern villas, complete with all technological comforts, but also in full respect of their history and the charm of their location.

Every Baiocco house holds centre stage in a unique and original project, which starts from studying the original structure and includes planning for

substantial, modern internal areas, aimed at bringing out the colours and the individuality of each building. This frees the true soul of each farmhouse, and right from the first phases of the build, it allows its history to re-emerge.

This meticulous quest for uniqueness and history is combined with the highest work standards, the result of our constantly keeping up with the latest developments in product quality and technological innovation, as well as our expertise acquired over many years' experience in the sector.



## THE SITE

Exclusive view of terrace house  
the Trasimeno Lake.





## THE PROPOSAL

### CASA DEL DOTTORE

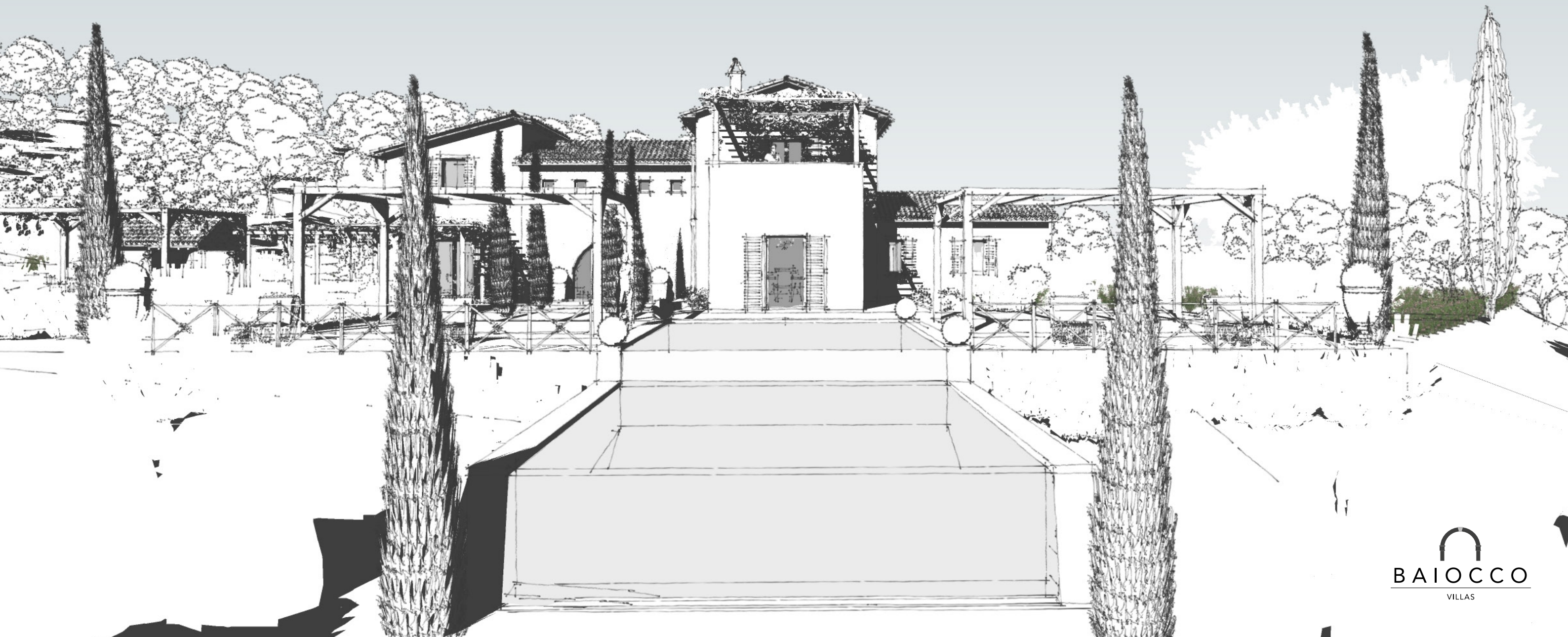
Located on a high ground on the northern bank of Trasimeno Lake where the Appennini can be seen, near the little town of Passignano sul Trasimeno inside uncontaminated view in touch with nature. This new project is the union of two harmonic volumes that interface becoming a whole. The particularity of this building are the external walls, a part of which is plaster and painted with a stone that resembles the earth and a part is covered with stones to resemble the past and the traditions of old Umbria farmsteads. The construction is embellished with a beautiful terrace enriched with a wooden pergola that gives an exclusive view of the lake Trasimeno. The use and processing of the recycled materials such as bricks, stones, tiles and wooden beams allows by recreating the history of the preexisting farmhouse. The garden is completely conform with the bushes that are already there and developed with local plants decorating the extern and adorn even more the building. All this is accompanied by a beautiful infinity pool composed of two pools where one falls like a waterfall on the other.

### CHARACTERISTICS

The handover time is about 12/15 months from the contract stipulation. Underground floor with 126 sq.m made up of a garage and a laundry room. Internal staircase connects to the ground floor. The ground floor is 186 sq.m made up of a big living room, a kitchen, a bedroom, bathroom and a technical room. Internal staircase connects to the first floor. First floor 147 sq.m has three rooms with bathrooms. Infinity pool meters 16x5. Propriety 10 Ha. A possible dependence sq.m. 60.









THE POOL  
Infinity pool overlooking the horizon











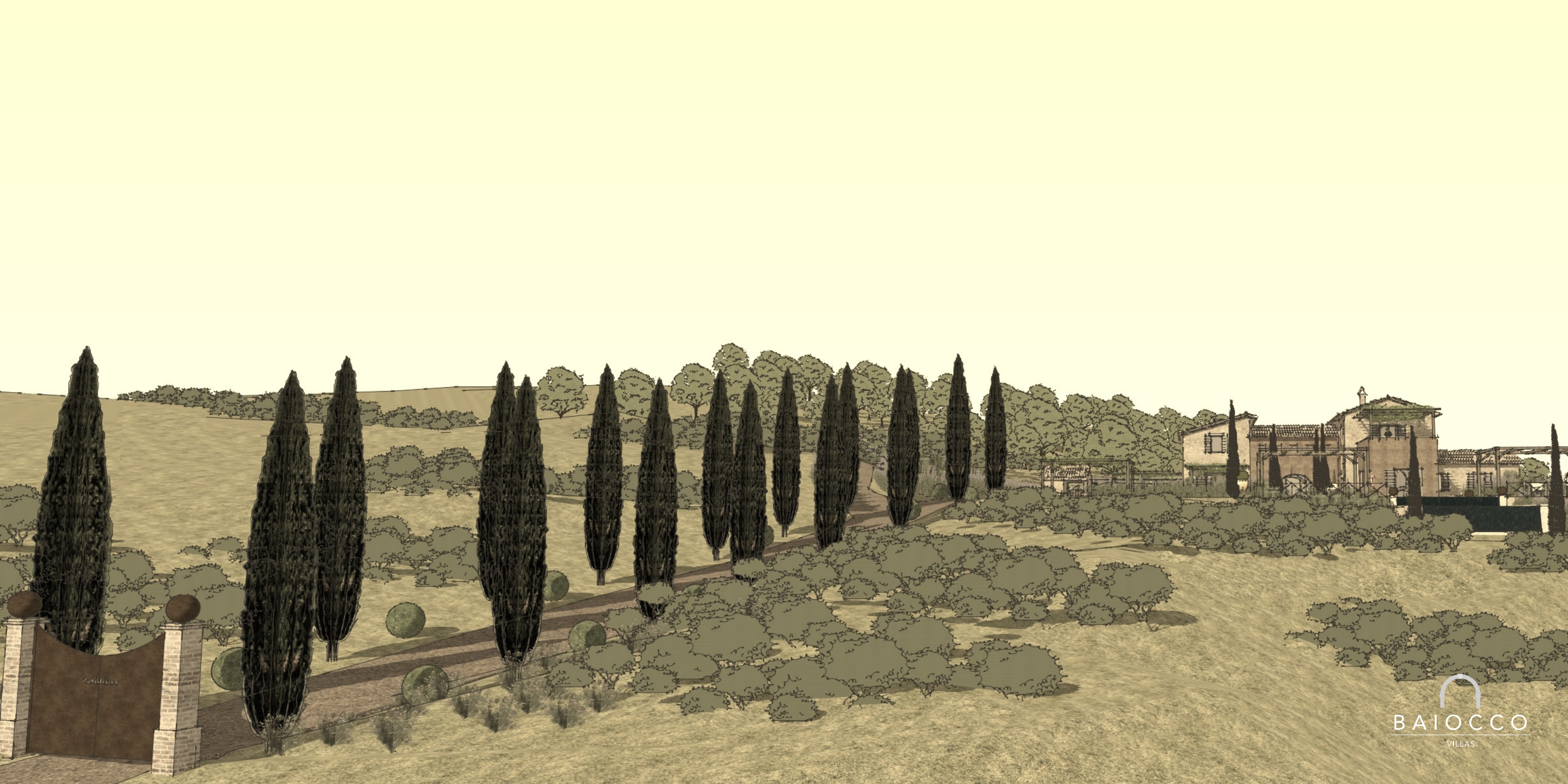














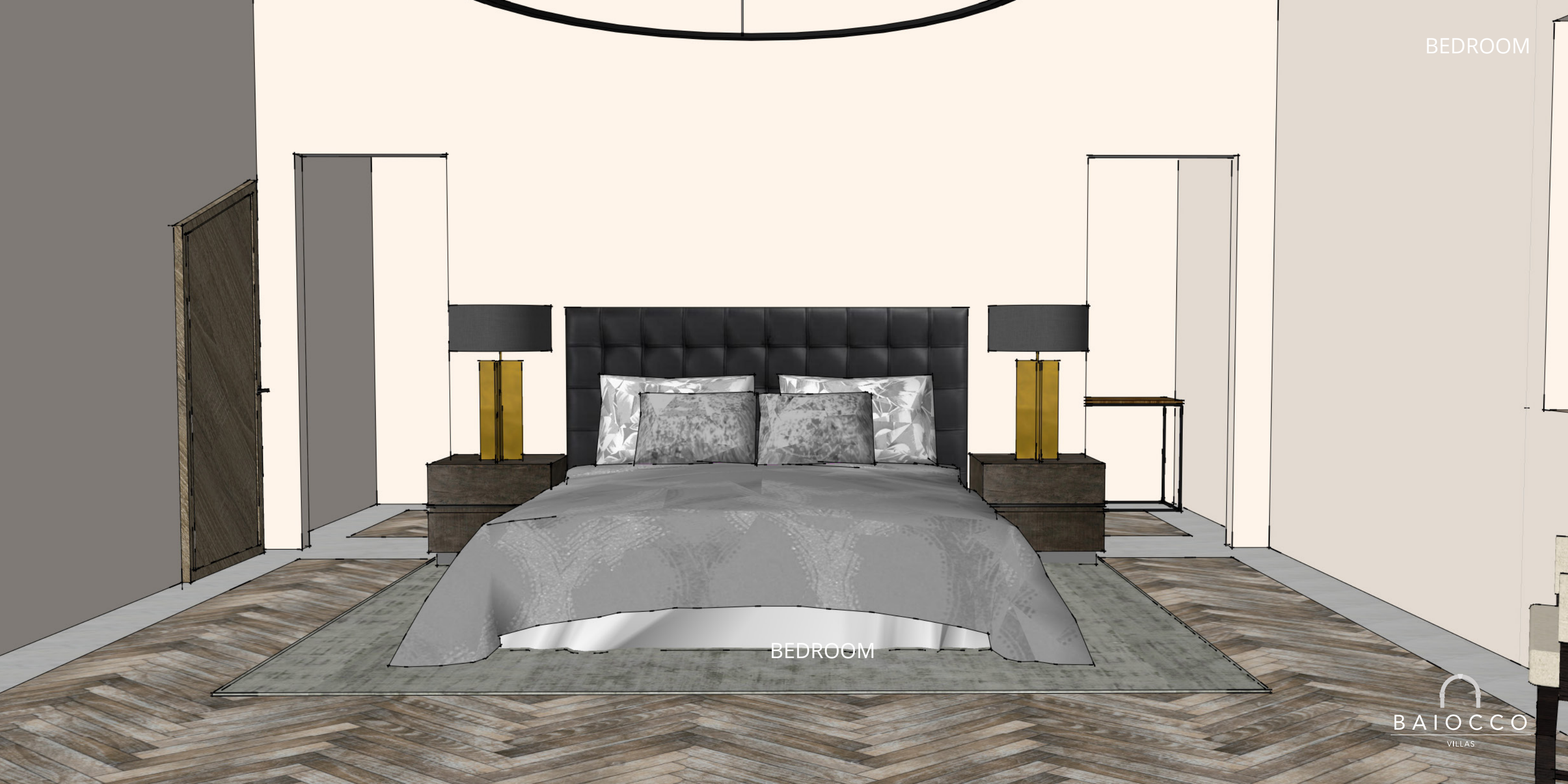




KITCHEN







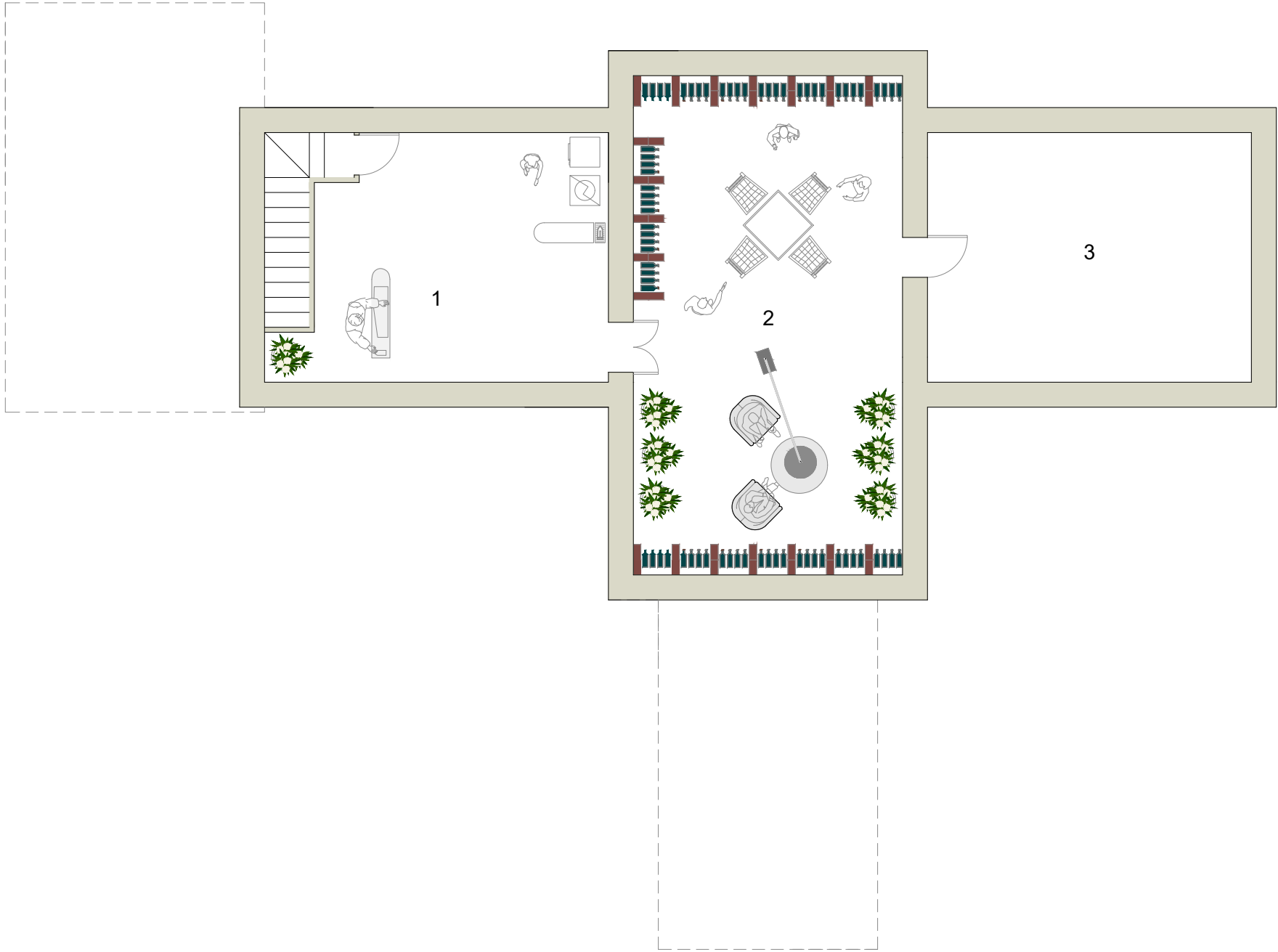
BEDROOM







PLANE  
Underground floor



- 1 LAUNDRY
- 2 WINE CELLAR
- 3 GARAGE

TOT MQ. 126



PLANE  
Ground floor

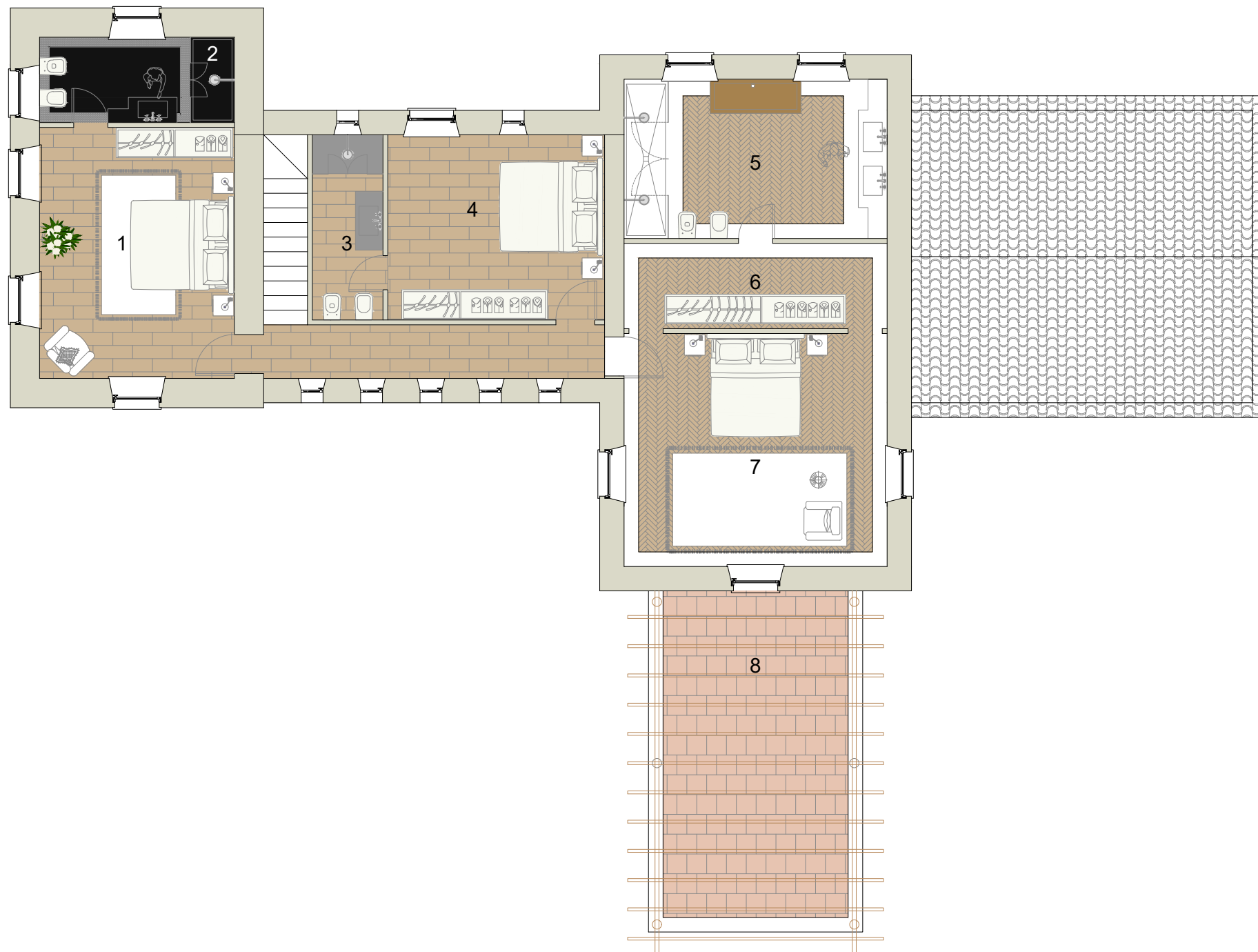


- 1 TV AND RELAX
- 2 ENTRANCE
- 3 MAIN LIVING
- 4 KITCHEN
- 5 BEDROOM
- 6 BATHROOM
- 7 TECHNICAL ROOM

TOT MQ. 186



PLANE  
First floor

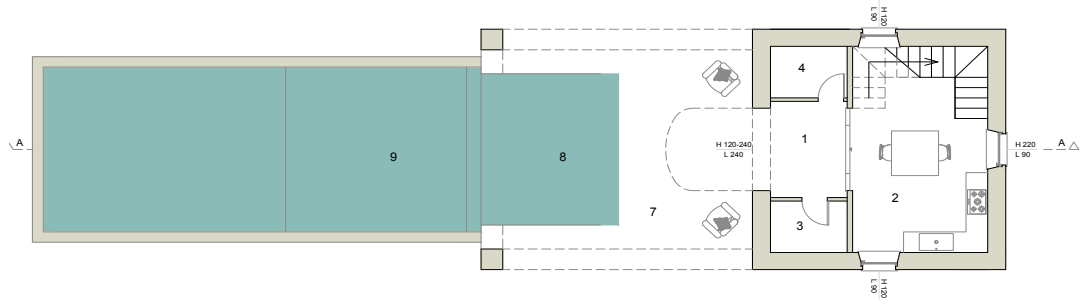


- 1 BEDROOM
- 2 BATHROOM
- 3 BATHROOM
- 4 BEDROOM
- 5 MASTER BATHROOM
- 6 DRESSING ROOM
- 7 MASTER BEDROOM
- 8 TERRACE OVERLOOKING  
THE LAKE

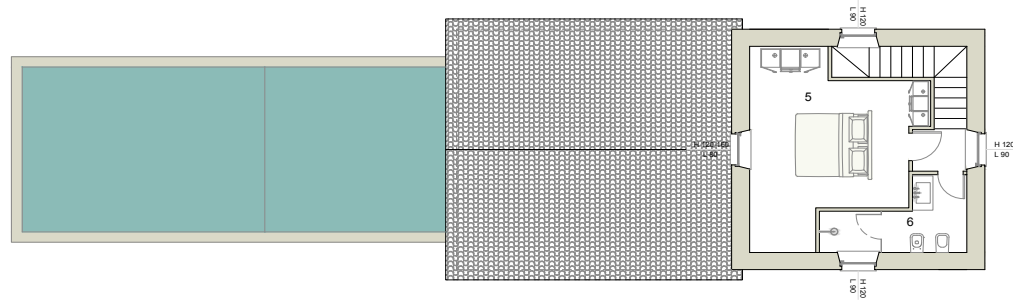
TOT MQ. 147



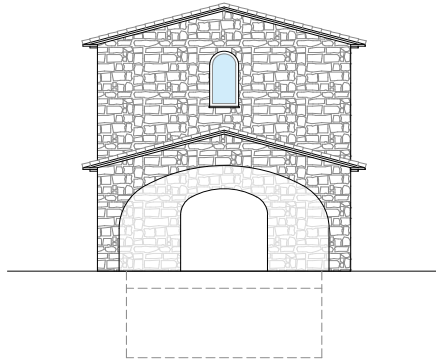
Piano terra



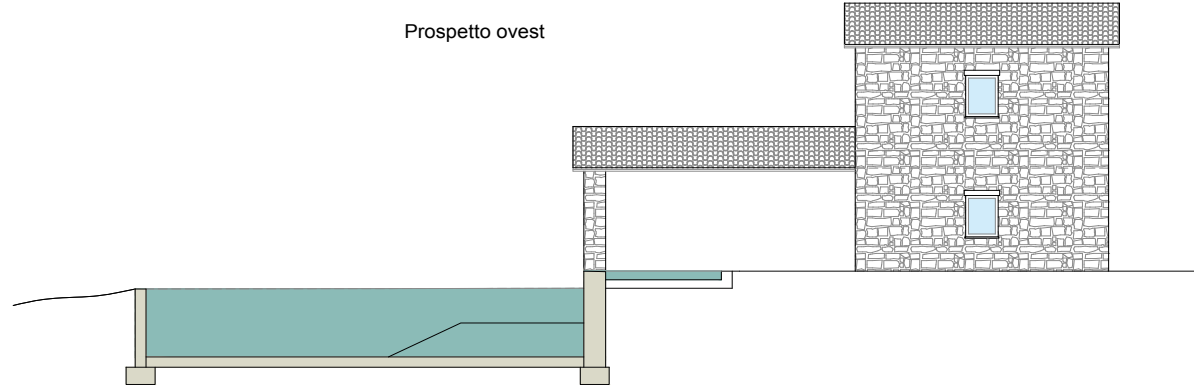
Piano primo



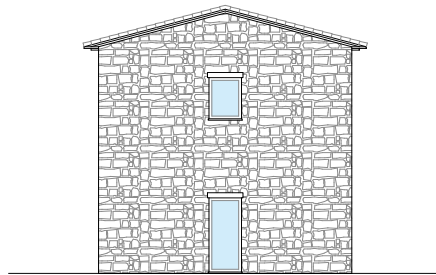
Prospetto sud



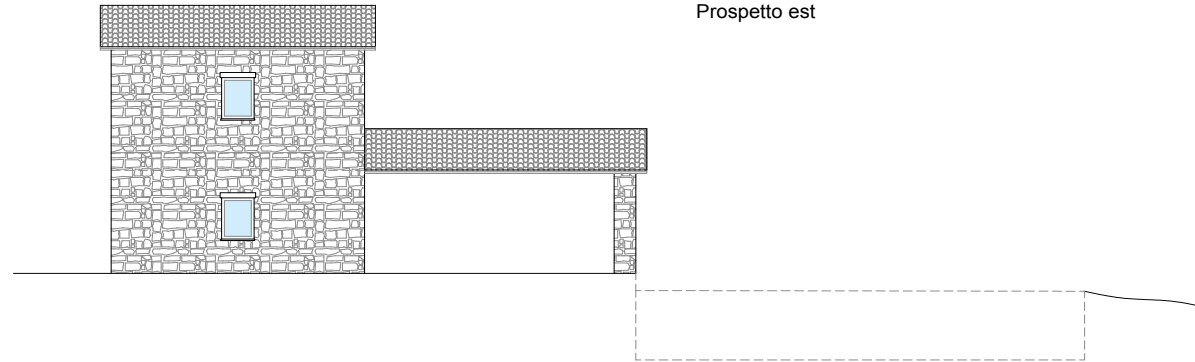
Prospetto ovest



Prospetto nord



Prospetto est



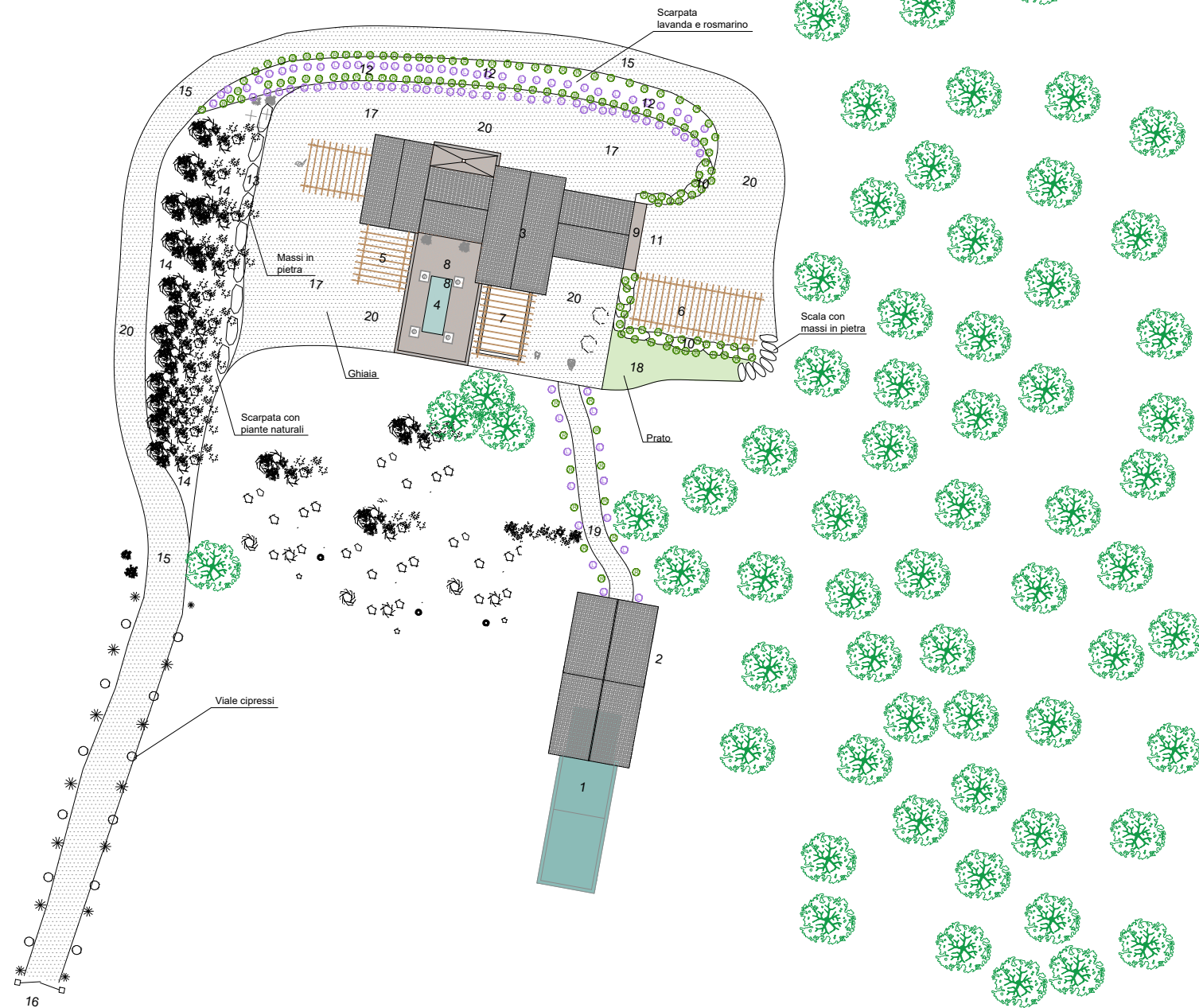
- 1 ENTRANCE
- 2 KITCHEN AND LIVING
- 3 BOILER ROOM POOL
- 4 BOILER ROOM
- 5 BEDROOM
- 6 BATHROOM
- 7 PORTICO POOL
- 8 HYDRO POOL
- 9 POOL

TOT MQ. 104



# PLANE

## Garden plane



- 1 Infinity pool
- 2 Annex
- 3 Main House
- 4 Fountain
- 5 Pergola for lunch
- 6 Pergola for car
- 7 Terrace
- 8 Floor in cotto
- 9 Terrace
- 10 Wall with big stone
- 11 Entrance garage
- 12 Scarpata with plants
- 13 Small wall in stone
- 14 Natural lawn
- 15 Road driveway
- 16 Gate for entrance
- 17 Natural lawn
- 18 Lawn
- 19 Road for annex
- 20 Floor in gravel





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