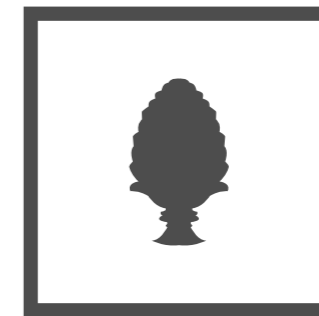




## POGGIO DEL BELVEDUTO

A REAL-ESTATE PROPOSAL IN PASSIGNANO



THE PROPOSAL

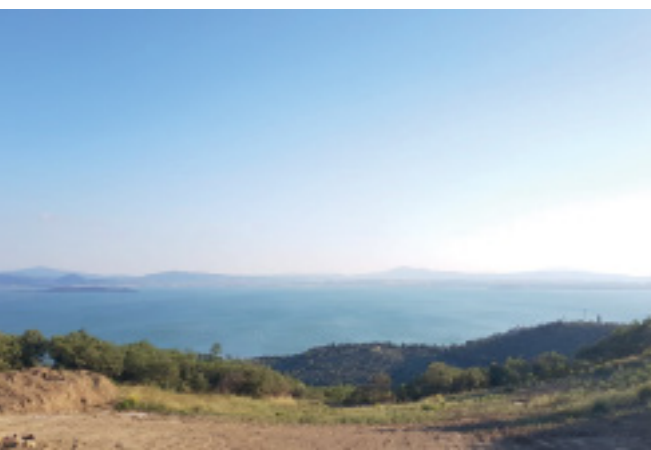
## POGGIO DEL BELVEDUTO

A WONDERFUL PROPERTY  
IN PASSIGNANO

Passignano is a small village that rises from the shores of Lake Trasimeno and is reflected in its gentle waters. The town, which flourished in the 16th century, is based around the charming medieval centre – although its roots go back far further – and is dominated by the Rocca castle.

The ancient heart of Passignano is ringed by medieval walls with three gateways, Castello, Torri and Torrioni, that bear witness to the transformation of what had been a small farming village in Roman times into a castle and fortress in the Middle Ages. The Rocca also houses a boat museum, with boats used on Italian inland waterways. Passignano's history spans two thousand years before it became part of the Grand Duchy of Tuscany in 1643; it then shared the fate of that region until it was incorporated into the Kingdom of Italy in 1860.





## THE SITE

### Distances:

- Nearest commercial and private airport: Perugia 40 km
- Montalcino 73 km
- Cortona 20 km
- Perugia 30 km
- Assisi 50 km
- Siena 70 km
- Orvieto 100 km
- Firenze 122 km
- Roma 210 km

### Islands:

Ferries leave from the pier at Passignano to the islands of Lake Trasimeno, Polvese and Maggiore. Castel Rigone, Col Piccione, Le Crete, Pischello, San Donato and San Vito are all villages in the area.





## THE PROPERTY

This magnificent house is sited on the hilltop of Passignano, dominating a site which has an incredible and great view through the near Trasimeno lake. The garden, the terrace and the cantilevered pool are spaces rich of light and nature. Stonewalls and wooden structures are created with local materials by local craftsman and they reminds us a sense of wellness and warm. The Property contains even a second building (Guest House)





## THE POOL

The infinity pool is sited in a cantilevered area that seems to catch the horizon.



## TECHNICAL FEATURES

Area of main house: 1000 sqm

Area of guest house: 200 sqm which can be joined to the main property

Swimming pool size: 15,00 m x 8,00 m

## THE GARDEN, THE ENTRANCE, THE SWIMMING POOL

The entrance of the property, adorned with other boxwoods, is characterized by its symmetry. Behind the entrance there's the higher part of the Property where is sited the "Altana", a panoramic covered terrace.

The Italian Garden is subdivided in two different levels and designed with boxwoods flowers and trees. Some spaces are protected by Pergolas that creates some refreshing shadowed spots during the day.







## THE INTERIORS

Inside the house the natural light is one of the most important elements.

The interiors are very spacious, brilliant and enlightened. All the materials, like marbles (travertino), wood, cotto and stones, are traditional and local.

The big dining room is separated from the kitchen by glass doors.

## ELEGANCE AND DETAILS

Just a step inside the house brings you to an elegant and important hall. Big arcs subdivides the rooms and arched windows opens up to the garden. In the east side a traditional big fireplace dominates the first living room. Here again we can find marbles and cot-to besides wooden ceilings.



## GREAT SPACES

View through the living area  
sited near the Dining room.  
Even here the lights totally  
dominates the scene.

In the opposite side a big  
arched windows lead to the  
outside Pergola connected  
to the Kitchen.





## LIGHT AND HISTORY

All the bedrooms has a fantastic view of the lake from their windows. The one sited on the top of the "tower", is connected to the external covered panoramic terrace (Altana), for the most wonderful experience. All the bedrooms has a private toilet with shower, a bathtub and wooden floors made with traditional local materials.

## WONDERFUL PRIVATE SPACES

The Master bedroom of the Property has a rafinate walk-in closet and an open Bathroom made with marbles like Carrara and travertino. Inside it you can find even a sauna



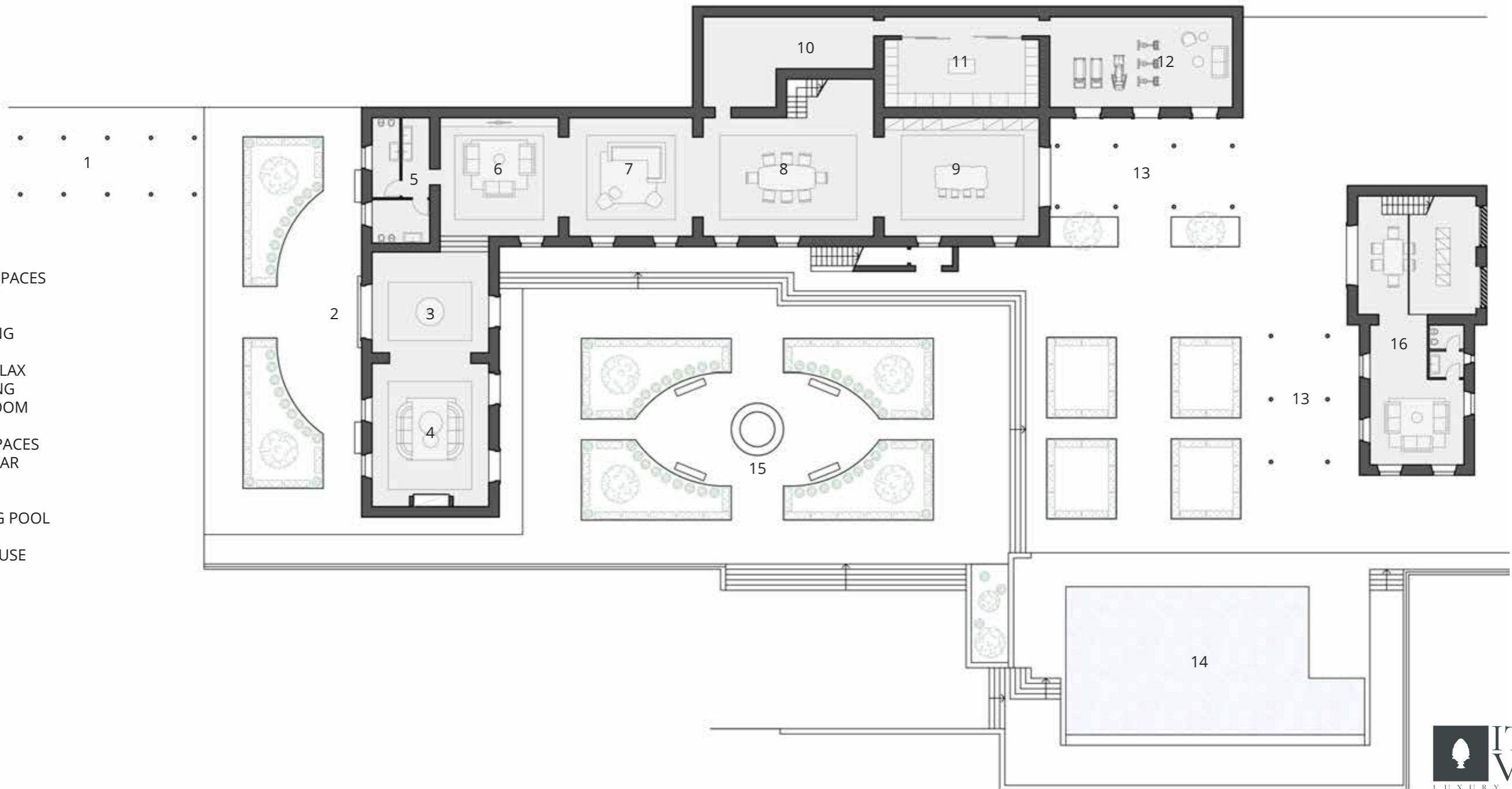
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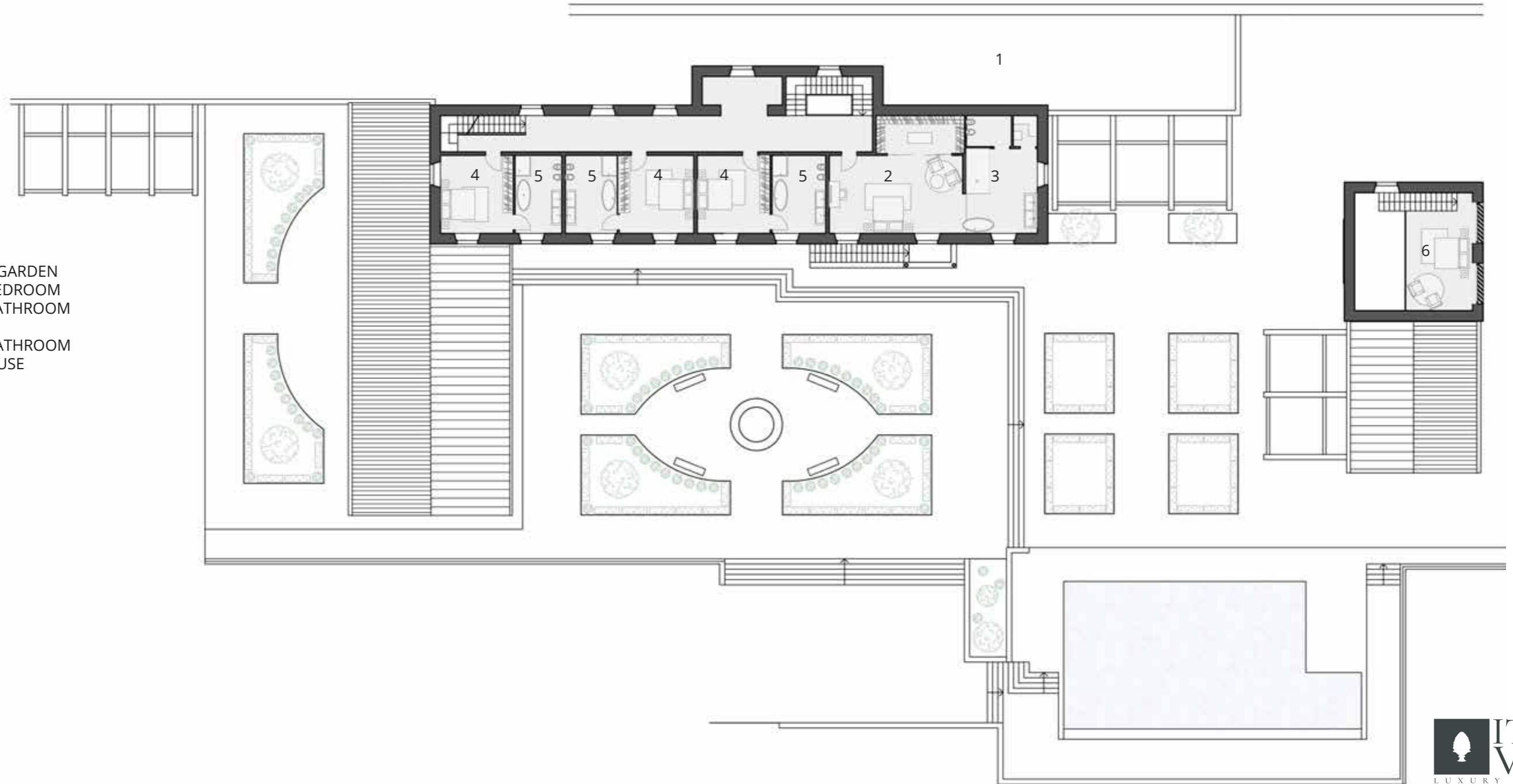
GROUND FLOOR

- 1. PARKING SPACES
- 2. ENTRANCE
- 3. HALL
- 4. FIRST LIVING
- 5. WC
- 6. TV AND RELAX
- 7. MAIN LIVING
- 8. DINING ROOM
- 9. KITCHEN
- 10. SERVICE SPACES
- 11. WINE CELLAR
- 12. GYM
- 13. PERGOLAS
- 14. SWIMMING POOL
- 15. GARDEN
- 16. GUEST HOUSE



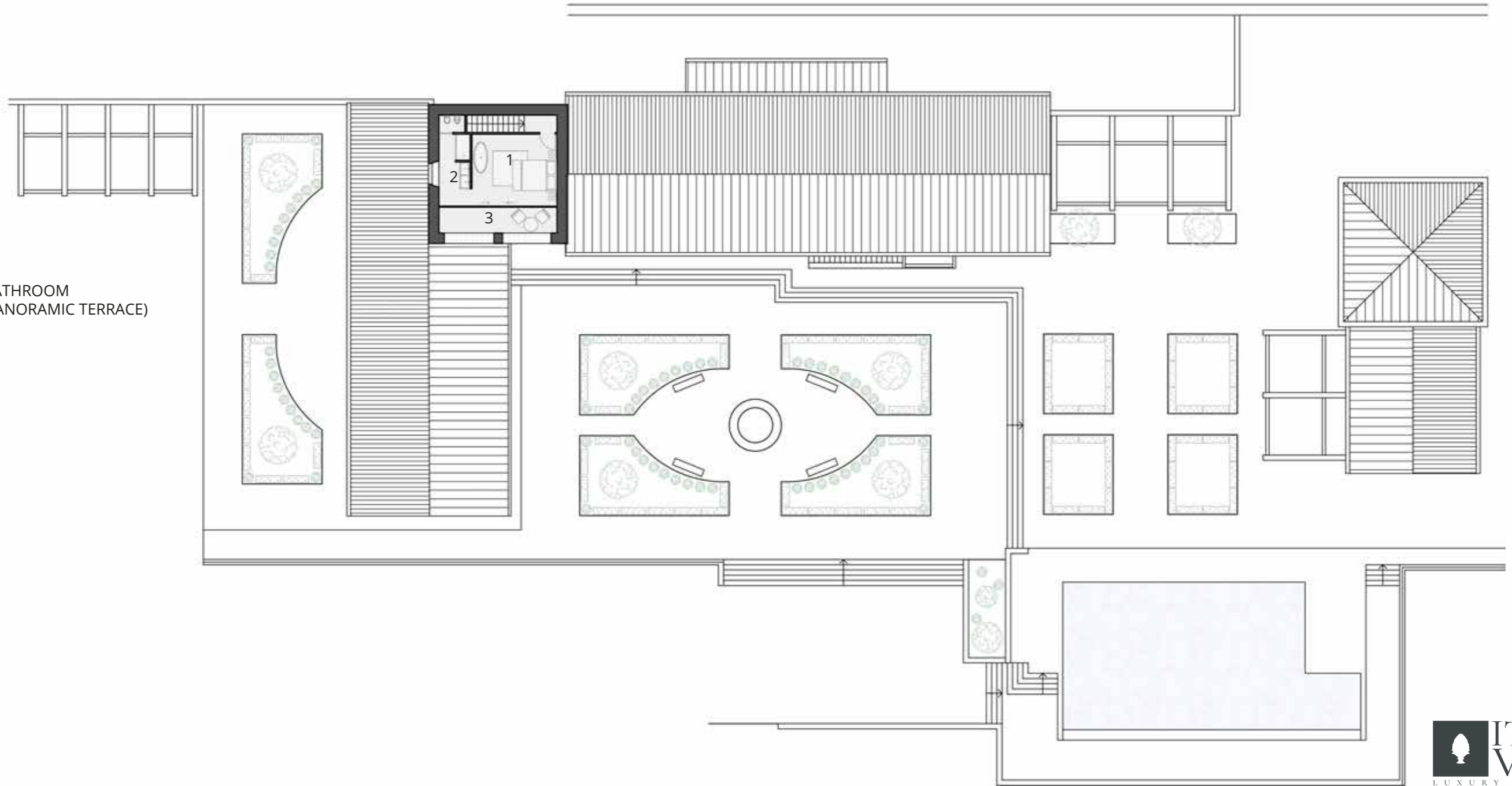
FIRST FLOOR

- 1. ROOFTOP GARDEN
- 2. MASTER BEDROOM
- 3. MASTER BATHROOM
- 4. BEDROOM
- 5. PRIVATE BATHROOM
- 6. GUEST HOUSE

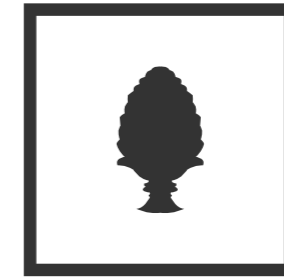


SECOND FLOOR

- 1. BEDROOM
- 2. PRIVATE BATHROOM
- 3. ALTANA (PANORAMIC TERRACE)







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