Beautiful, luxurious villa, 350 m a.s.l., detached. 7 km from the centre of Tuoro, in a sunny, **elevated position on top of a hill**, residential area (villas), 7 km from the lake.

Private garden of 3’000 m2, completely fenced, **swimming pool heated**. Outdoor shower, hot tub, garden furniture, barbecue.

Motor access (1 km via unmade road). Parking at the house. Grocery 7 km, supermarket 7 km, restaurant 1 km.

Villa Tuoro is a 3-room villa developed on 3 levels.

Luxurious and stylish furnishings: large living room with open-hearth fireplace and TV (flat screen). Dining room. Exit to the loggia. Kitchen (4 hot plates, oven, dishwasher, microwave, freezer). Exit to the garden. Sep. WC. Air-conditioning, floor heating.

On the lower ground floor: **1 double bedroom with shower**/bidet/WC. Exit to the garden. **1 double bedroom with bath/shower**/bidet/WC. Exit to the garden, to the loggia.

Upper floor: **1 double bedroom with shower**/bidet/WC. Exit to the terrace. Very beautiful panoramic view of the lake and the valley. Facilities: washing machine. Internet (WiFi).

Passignano Sul Trasimeno 12 km, Cortona 20 km, Castiglion Del Lago 23 km, Montepulciano 35 km, Perugia 40 km

The **Highway** is **A1 Milan-Naples**, closest exit Passignano Est

CLOSEST AIRPORTS:

Perugia San Francesco d’Assisi 31 Km

Florence “Amerigo Vespucci” 148 Km

Rome Fiumicino 217 km

Places of interest in the surroundings:

Passignano sul Trasimeno, a town with an interesting combination of *nature and history*, art and folklore, 12 km

Cortona, on the top of a hill that straddles the Trasimeno region, regarded as *one of the most beautiful villages in Italy*, 20 km

Perugia, with its *Etruscan walls*, a *gorgeous Medieval center*, is the ideal city for artists and art lovers, 40 km

Castiglione del Lago, enchanting little town on a promontory *overlooking Lake Trasimeno*, also includes the Isola Polvese, 23 km

Montepulciano, full of elegant Renaissance palaces, ancient churches, charming squares and hidden corners, 35km