

Italy

Passignano sul Trasimeno, Umbria

Ref IRV27

- 10 BEDROOMS
- SPA & GYM
- CINEMA ROOM & BILLIARDS TABLE
- 20 METRE SALINE SWIMMING POOL
- TENNIS COURT
- PRIVATE CHURCH
- 25 MINUTES FROM PERUGIA AIRPORT



This former 16th Century Capuchin Convent sits in 60-acres of land and includes 13 acres of walled gardens nestled in the splendor of the magnificent Umbrian countryside. With 10 beautifully appointed en suite bedrooms, wifi and air conditioning throughout the property has been superbly restored to offer elegance and luxurious comfort thus ensuring an unforgettable experience.

A cobbled-stoned driveway leads to a spacious parking area and the main entrance to the building where there is a private church and access to the cloisters. Here are two private and independent double suites both with free standing bath tub and separate shower.

The main building is on three levels each accessed via stairs or by a lift. The ground floor is comprised of the main living areas with a grand open-plan reception area, cosy sitting room with feature fireplace and baby grand piano. These rooms open onto beautiful terraces and lawned garden areas. Also on this level is a guest bathroom, formal dining room and fully equipped family kitchen mainly used for preparing breakfast and snacks. The first floor accommodates 6 bedrooms all of which are equipped with television, i-pod docks and each has a spacious en suite bathroom. The lower ground floor has two double bedrooms both with access to the gardens and a laundry room.

The annex, found opposite the main building, is a delightful recreational area including a huge library with a wide selection of multilingual books, a spacious sitting area with feature fireplace and a conference/dining area which can comfortably seat up to 40 guests. There is a state of the art cinema/projection room with 16 leather reclining armchairs and an additional kitchen used for larger groups together with an independent staff bedroom with bathroom. This is available upon request.

In a separate building is a fully equipped gym and superb Spa complete with hot tub, sauna, hammam, a treatment room with uninterrupted countryside views, shower and changing rooms.

Beautifully manicured lawns, olive groves, orchards, woodland, a Bocce court, tennis court, huge swimming pool, a winter garden with open fireplace and a covered pergola with fire pit and stone bench seating surrounding offering stunning views of the nearby Lake Trasimeno add to the beauty of this very special location.

The property is fully staffed and includes Property Managers who live nearby, housekeeper, waiting staff and Chef.

