



Castiglione del Lago

PG - Umbria

€ 897.000

Beautiful farmhouse with pool, located five minutes from the Trasimeno Lake

Beautifully situated stone villa, newly constructed in 2007 with quality materials and architectural details typical for the area.

This beautiful property has it all - beautiful views, lovely green surroundings and a location that offers a great range of excursion opportunities.

The home consists of two units that can be easily combined. The sleeping area, with three bedrooms and two bathrooms, is on the first floor, while the ground floor has a large entrance hall, a bathroom and a large open space living room with kitchen and dining area. The adjoining unit consists of a bathroom, a bedroom and a spacious kitchen-dining room, all located on the ground floor.

The villa is surrounded by a lovely garden, a covered terrace on two sides, as well as a beautiful pool area and a small, well-kept olive grove.

2007	2	4	4	10	4000	326	G

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PROPERTY TYPE
Villa

GENERAL INFORMATION AND ADDITIONAL BENEFITS

The gated property enjoys absolute privacy without being isolated. The large green garden that surrounds the villa on all four sides, as well as the lovely pool area located a few steps from the house, are perfect for relaxing and spending time with the whole family.

There is access to the large covered terrace with the most beautiful view, from the large living room on the ground floor. From the terrace, which stretches on two sides of the villa, there is a path leading to the pool area, from which there is a panoramic view of the beautiful landscape.

The home, which was newly built in 2007, is in very good condition and is move in ready. The reconstruction of the home was carried out with great respect for the building style of the area, with reproduction of traditional details.

Access conditions are good, with an paved road that leads all the way up to the property.

Since the villa can be divided into two units, it is suitable for tourism rentals and investment purposes.

SURROUNDING AREA

The location of the property, right where south-eastern Tuscany and Umbria's beautiful Perugia province meet, makes it the perfect starting point for excursions to some of the two regions' greatest attractions.

Lake Trasimeno is just a short drive from the villa, and charming towns such as Pienza, Montepulciano, Città della Pieve, Cortona, etc., as well as the provincial capital, Perugia, are all less than an hour's drive from the house.

The area also offers good shopping opportunities within a short distance, and a large selection of restaurants.

PROPERTY INFORMATION

Location	Castiglione del Lago
Province	PG
Region	Umbria
Property type	Villa
Year built (estimated)	2007
Year restored	2007
Surface area (sqm)	4000
Living space (sqm)	326
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	4
Balcony	Yes
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	70
View	Olive/wine fields
Access road to property	Paved road
Distance from main road (meters)	100
Nearest airport	Firenze
Distance to nearest airport (km)	130
Nearest grocery store (km)	3
Nearest restaurant (km)	3
Cities nearby (less than 1 hour)	Perugia, Montepulciano, Città della Pieve, Cortona