



## Farmhouse with pool in Castiglione del Lago

Price on Application

Reference Code: 9480

## Description

In an evocative landscape setting, immersed in the cultivated countryside of Umbria, we offer farmhouse with swimming pool in a private but not completely isolated position.

### Description

The farmhouse measures a total of about 762 square meters and is spread over two levels. On the ground floor from the main door you enter a large triple living room with brick arches and a large fireplace and an oven. The dining room is directly connected to the professional kitchen with special storage for unloading products. A first bedroom with bathroom is then accessed. There are 2 other service bathrooms. On the first floor from a first staircase we find a bedroom with bathroom and a small living space, from another staircase instead we access a lovely sitting room with a beautiful arched window overlooking the garden and the countryside, in addition to the 6 bedrooms and 5 bathrooms, of these 2 bedrooms have en suite bathrooms.

### Outdoor Spaces

The property includes a beautiful and well-kept garden, where the 15x6 swimming pool is also located and where the large porch of about 100 sqm overlooks, perfect for meals in summer.

### State and finishing touches

The property was renovated in 2016 and is in perfect condition. A solar panel system was also installed in 2013. Water and electricity utilities are connected. Heating is autonomous and powered by LPG.

### Potential for use

The property is currently rented out touristically to groups and for private events. It lends itself perfectly as a first or second home and can be put to income during summer periods.

### Location & Lifestyle

The property is located in an area of absolute tranquility, in the town of castiglione del lago, reachable in just 8 minutes.

Thanks to its centrality, from Castiglione del Lago it is possible to reach all the main towns and cities, such as Passignano sul Trasimeno, Tuoro sul Trasimeno, Perugia, Assisi and Magione.

It is possible to reach Castiglione del Lago via the super road, which is connected to the A1 highway at Bettolle (Milan-Naples). Therefore, large cities such as Rome and Florence are also conveniently accessible.

Rooms	Bathrooms	Square Footage	Garden/Terrace	Energy Class	Status
20	9	530 Sq. Ft.	0 Sq. Ft.	G	Ottimo - Ristrutturato

## Location Overview



## Accessibility Highlights

### SEA-LAKE

4 Km

### HIGHWAY

20 Km

### TRANSPORT

10 Km

### SERVICES

3 Km

### PARKING

10 m

Additional Points of Interest: Aeroporto S. Francesco d'Assisi (PG) 54 km (42'); Aeroporto di Fiumicino (RM) 210 km (2 ore e 20'); Aeroporto A. Vespucci (FI) 138 km ( 1 ora e 28')

Passignano sul Trasimeno 17 km (17'); Tuoro sul Trasimeno 14 km (15'); Magione 26 km (23'); Montepulciano 46 km (41'); Assisi 69 km (56'); Supermercati 5 km (7'); Piscina comunale 6 km (8'); Scuola elementare 5 km (7'); Stadio comunale 5,5 km (8')

Palazzo del Corgna 7 km (10'); Rocca del Leone 7 km (11'); Traghetto isola Polvese 7 km (10'); Memoriale 2° guerra Punica 9 km (17')





























































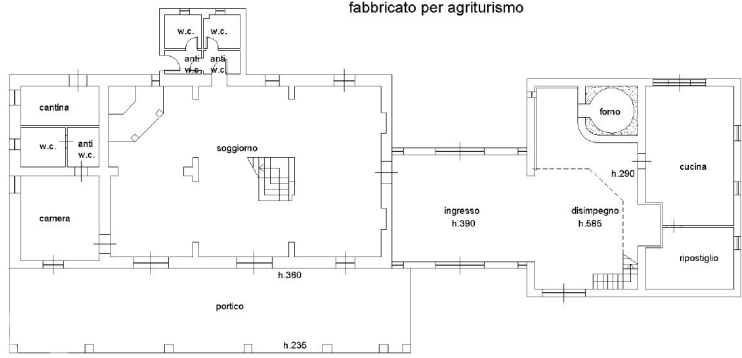
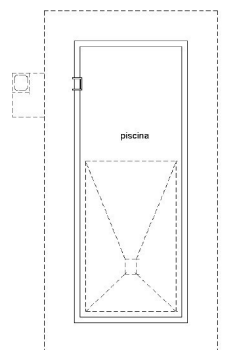








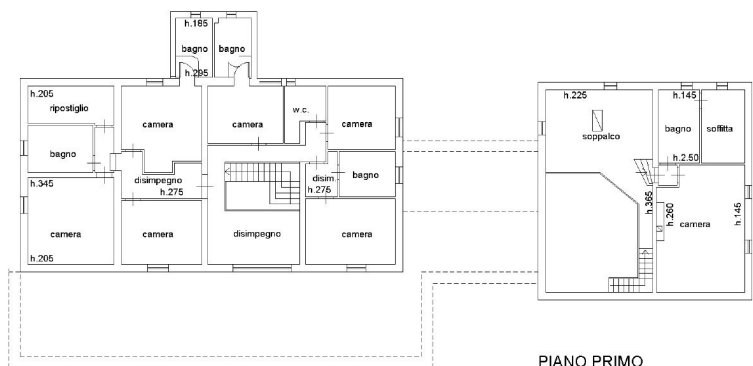
fabbricato per agriturismo



PIANO TERRA h. media 300



PIANO S1



PIANO PRIMO







## ROMA

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info@luxuryhomes.it

## FIRENZE

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50123 Firenze  
Tel: (+39) 055212893  
firenze@luxuryhomes.it



## CETONA

Piazza G. Garibaldi, 29  
53040 Cerona (SI)

## PIENZA

Loc. Botteghino di Palazzo Massaini, 9  
53026 Pienza (SI)

## MONTEPULCIANO

Via di Gracciano del Corso, 6  
53045 Montepulciano (SI)

## GROSSETO

Via A. Bertani, 16  
58100 Grosseto

