



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country house in a wonderful
panoramic position with pool, carefully
renovated | Real estate Umbria



IT-UCR057-KA

Panoramic view
06061 Castiglione Del Lago
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	06061
Country	Italy
City	Castiglione Del Lago
Additional geographical information	Umbria
Living space	approx. 140 m ²
Number of rooms	5
Plot size	approx. 2.800 m ²
Number of bedrooms	2
Number of bathrooms	2
Asking price	550.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

Elegant farmhouse with panoramic views on the hills of Castiglione del Lago.

The property offers 2 bedrooms, 2 bathrooms, a study, a 7x4 m pool and 2,800 sqm of land.

Nestled in the enchanting Umbrian hills near the Tuscan border, this elegant 140 sqm farmhouse extends with a breathtaking panoramic view.

On the ground floor we find a spacious living area with dining room, a kitchen that opens onto the veranda, a study, a bathroom and a practical storage room.

The first floor, which can be reached by both internal and external stairs, has two large bedrooms and a bathroom with bathtub and shower.

The country house is surrounded by a beautifully maintained 2,800 sqm garden with pool and outbuilding.

Carefully renovated in 2003, the farmhouse preserves the authentic charm of traditional Tuscan architecture and is characterized by high quality materials and refined finishes.

The property offers an LPG heating system, a private well, air conditioning, Wi-Fi, an electric gate and a 4 kW photovoltaic system.

This beautiful property is suitable both as a primary residence and as a luxury holiday home thanks to its convenient location close to services and major tourist destinations in Tuscany and Umbria.

For more offers please consult our web site www.real-estate-italy.com.

Location

Castiglione del Lago, Perugia, Umbria.

The nearest village is 1.5 km away (4 minutes by car).

Castiglione del Lago 9 km (15 minutes), Cortona 25 km (40 minutes), Montepulciano 20 km (30 minutes).

The nearest airport is Perugia, 65 km (65 minutes) away.

Rome Airport 200 km (2 hours), Florence Airport 135 km (1 hour 40 minutes), Pisa Airport 200 km (2 hours 30 minutes).



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Your contact person

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