



**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

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



## 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](http://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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