

VALSOLE - CASALE LAGO TRASIMENO



Ref: NV778

Umbria - Perugia - Castiglione del Lago

PRICE: 1.300.000,00

GENERAL INFORMATION

Surface: 460.00 Mq
Bedrooms: 7
Bathrooms: 7
Swimming pool: Si
Terrain: 4.5 ha

Valsole is an elegant renovated property composed of a lovely old farmhouse and its guesthouse located just 6 kms from the Trasimeno Lake between Umbrian and Tuscan borders.

It's situated in a peaceful location between vineyards and cypresses in an open position with a view of Lake Trasimeno on one side and a view of the Tuscan hills on the other.

This property has been recently restored in a rustic/elegant style using only the highest quality materials and the furnishings are in style and period furniture.

The main villa of about 280 sqm on 2 levels with tower includes 7 double bedrooms decorated with period paintings each with en-suite bathroom.

The guesthouse of about 180 square meters is situated 50 metres away from the farmhouse and it has been partly converted to common area with a large living room with fireplace, a reception, a kitchen and a laundry, while the remaining part of the building was intended for use as a spa and relaxing area (the works have not been completed).

The property is surrounded by 4 hectares of land of which 1 hectare used as garden where there is the large swimming pool (12x6 meters) while the remaining area is arable with 45 olive trees. There is also a barbeque and a covered parking for 8 cars.

Thanks to its strategic central location for visiting both Umbria and Tuscany and thanks to its features, this property is an ideal investment for an accommodation facility.

Main villa:

ground floor: 4 double bedrooms each with en-suite bathroom and direct access to the garden, living area, veranda with a fireplace and a kitchen.

First floor: accessed by external staircase: a double bedroom with en-suite bathroom and balcony, a double bedroom with a living area and en-suite bathroom and a 14-step staircase leading to a double bedroom in the tower, from which one can enjoy a 360-degree view of the countryside; a double bedroom, with fireplace with en-suite bathroom and balcony.

Guesthouse: a large living room with fireplace, a reception, a kitchen and a laundry, a spa and a relaxing area to be completed.

Utilities: GPL gas heating, air conditioning, swimming pool (12x6 meters), main water.

Main distances: the nearest village 6 km with many shops/amenities, Railway station 10 km, Sant'Egidio airport Perugia 50 km, motorway 10 km, Cortona 18 km, Montepulciano 24 km.