



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA NEAR CASTIGLIONE DEL LAGO PERUGIA



Ref: 096

Umbria - Perugia - Castiglione del Lago

PRICE: 990.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming pool: Si

Terrain: 0 ha

Splendid modern and luxurious farmhouse of recent construction, completely built in modern materials but rustic style. Entirely connected to a home automation system and divided into several semi-dependent units, the property lends itself extremely well to hospitality use as a small luxury farmhouse. The property covers an area of approximately 300 square meters, divided into 3 separate units: -the main house, accessible from the main gate, is equipped with outdoor parking for 3 cars, a large paved square, a large and well-equipped outdoor barbeque/kitchen area, an illuminated swimming pool with waterfall, poolside with secondary entrance to the property and shower. Inside we find a large living room with fireplace and large kitchenette with island communicating from the outside with a 4 meter glass door, storage room, dining room with designer furniture and wonderful open cellar for storing wines, small bathroom, master bedroom, bathroom with shower and large walk-in closet. The whole house is connected to a home automation system and is equipped with both central heating and air conditioning. A short distance from the main building we find a large room currently used as an office, which resides directly above the covered garage. -the other two units are two small identical apartments in layout at the back of the property, accessible both from the main property and independently via a separate driveway and equipped with parking. The two small properties have access to a shared swimming pool and small garden with well, shed with photovoltaic roof, gazebo and small olive grove. Both apartments consist of an L-shaped main room with kitchenette, wardrobe and bed and a bathroom with shower. The units of the property can be effectively connected to each other via various gates and a path at the rear. Included in the sale we find a plot of building land with a project for the construction of a second two-family unit of approximately 150 m² + 30 m² of appurtenances, ideal for expanding the structure to create a luxury farmhouse. Included in the project for the land we also find a swimming pool and a parking area serving the unit. The property offers incredible opportunities for the creation of a luxury home or for the creation of a charming hospitality business.