UMBRIA REAL ESTATE
SINCE 2002

I TULIPANI CASTIGLIONE DEL LAGO



Ref: NV904

Umbria - Perugia - Castiglione del Lago

PRICE: 720.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 400.00 Mq
Bedrooms: 9
Bathrooms: 7
Swimming pool: Si
Terrain: 0.313 ha

This charming farmhouse is located in the heart of Umbria, about 4 km from the renowned and tourist town of Castiglione del Lago.

The farmhouse of 400 sqm dates back to end of 1700 and it is divided into five independent apartments in total, each equipped with a range of amenities for a comfortable stay.

On the ground floor there are 3 units and the remaining 2 on the first floor, each with a separate external staircase.

The property has been finely renovated in 1994 maintaining the original structure of the farmhouse and includes a beautiful swimming pool, a private tennis court, a common room equipped with a small kitchen with dishwasher, a laundry room with washing machine, a garden equipped with tables, chairs and umbrellas, outdoor WiFi and private parking. The farmhouse structurally is in excellent condition.

The property is surrounded by 3.130 sqm of land used as a garden and it is possible to purchase another hectare (arable land and part woodland).

Its location is strategic and ideal for carrying out an agritourism activity as it is in great demand thanks to its numerous attractions: it is provided with equipped beaches, an efficient ferry service to the islands, excellent restaurants and a beautiful cycle track.

Furthermore, Castiglione del Lago attracts many tourists all year round and there are many events organized in this town such as the kite and hot air balloon festival and the "Tulip Festival", both of which attract thousands of people from all over the world.

Composition:

Ground floor:

1st apartment: large dining area with kitchenette, a double bedroom with private bathroom with shower and another bathroom with shower.

2nd apartment: living-dining room with kitchenette and a double sofa bed, a double bedroom with private bathroom with shower and a bedroom with two single beds with bathroom (WC, sink).

3rd apartment: living-dining room with fireplace and kitchenette, a double bedroom, a bedroom with two single beds and a bathroom with shower.

First floor:

4th apartment: large furnished panoramic terrace, a living-dining room with kitchenette, a double bedroom, a bedroom with two single beds and a bathroom with shower.

5th apartment: entrance from a typical loggia, a large living-dining room with kitchenette and fireplace, a double bedroom with a bathroom (WC, sink) and a bedroom with two single beds with private bathroom with shower.

Total surface area: