UMBRIA REAL ESTATE
SINCE 2002

FIORDALISO IN CASTIGLIONE DEL LAGO



Ref: NV907

Umbria - Perugia - Castiglione del Lago

PRICE: 490.000,00

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

GENERAL INFORMATION

Surface: 350.00 Mq
Bedrooms: 4
Bathrooms: 4
Swimming pool: No
Terrain: 0.8 ha

This lovely property is located about 3 km from the renowned and tourist town of Castiglione del Lago.

It includes an ancient stone farmhouse of 200 sqm on 2 levels, 2 annexes and private land of approximately 8.000 sqm and 200 sqm is building area and there is a horse paddock.

The two-level farmhouse dates back to 1800 and was renovated in 2020 maintaining the original structure with vaulted ceilings, exposed stone, Impruneta terracotta and a charming arch in the living area.

Ground Floor: large living room with fireplace and kitchen, 1 double bedroom, 1 bathroom with shower, a room with internal bathroom with shower

First Floor: a room with fireplace, 1 bedroom, 1 kitchen, hallway, 1 single bedroom, 1 bathroom with shower, 1 large double bedroom, 1 bathroom with tub.

External wood-fired oven.

Both annexes need renovation.

Possibility to purchase more land (7.500 sqm) and build a swimming pool.

Thanks to its proximity to the touristic Castiglione del Lago which offers many cafè/restaurants and events during all the year, the property can be also ideal for carrying out a B&B business.

Distances: 3 km from Castiglione del Lago, 25 km from Cortona, 27 km from Montepulciano, 48 km from Perugia, 65 km from Arezzo.

Utilities: well, LPG heating indipendent for each floor, municipal water.