



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

IL CANTO DEL LAGO



Ref: NV951

Umbria - Perugia - Castiglione del Lago

PRICE: 650.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 1025.00 Mq

Bedrooms: 0

Bathrooms: 11

Swimming pool: Si

Terrain: 0.96 ha

Just minutes from the historic center of Castiglione del Lago, in a quiet and panoramic location overlooking Lake Trasimeno and the castle, this attractive estate offers a dual purpose: residential and accommodation.

The property extends over a manicured park of approximately 9,600 square meters, enriched by ornamental trees, tall plants, a swimming pool with solarium, and a large gazebo of approximately 160 square meters, perfect for events or outdoor relaxation.

This property is an ideal solution for those seeking an established tourist facility combined with the convenience of a private residence. It is also perfect for organizing events, ceremonies, or retreats, thanks to the spacious interior and exterior spaces and its proximity to major services.

Accommodation facility (approximately 240 square meters):

Distributed on two levels, it is composed of six independent apartments, fully furnished and ready for tourism. Each unit is unique in layout, offering studios to two-bedroom apartments with two bathrooms, to meet every guest's needs.

Main residence (approximately 320 sq m in total):

- On the first floor, two mirrored apartments, each with a living room, eat-in kitchen, a double bedroom, a single bedroom, and a bathroom.
- On the ground floor, former restaurant rooms totaling approximately 160 sq m, now convertible to another use (conversion project approved for the construction of two additional apartments).

Annex and warehouse (160 sq m):

The property includes a large warehouse/storage area, ideal for business support or for conversion into additional living space, subject to construction work.

Utilities/services: Panoramic swimming pool, approximately 14 kW photovoltaic system, split heating in the accommodation units and pellet stoves in the main villa, well and mains water.

Notes:

Property in good overall condition, with renovations completed in the early 2000s and subsequent extraordinary maintenance work.

The property is registered to a partnership with a regional restriction in effect until January 2028 for the maintenance of the accommodation business.

Additional information:

- Net surface area: 1,025 sq m
- Floor area: approximately 630 sq m

• Total rooms: 30 rooms – 11 bathrooms
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- Energy efficiency rating currently being determined