



logica immobiliare  
la soluzione a portata di mano

**Country houses for Sale in Castiglione del Lago (PG)**

**1.300.000 €**

**Ref: CA379U**



**Size:** 460 sqm

**Field:** 3 ha

**Rooms:** 25

**Bedrooms:** 7

**Bathrooms:** 8

**Swimming pool:**  
privata

**Energy class:** F

**IPE:** 160

Wonderful farmhouse, currently a farm holiday activity, completely restored in 2006 and located in a panoramic spot, enjoying the best privacy but non isolated, since it's only two kilometers away from the closest town, it also has a dépendance, swimming pool and three hectares of arable land. With breathtaking view from its strategic location on a hilltop, the real estate has a 360-degree panoramic view, over lake Trasimeno on one side and over mount Amiata on the other side. It is built on three levels covering a total surface of about 280 sqm and it is composed by seven bedrooms, all with independent access from outside, with en-suite bathrooms, among these a suite on two levels, located inside the small tower. Each bedroom has a private outdoor space, with basic furniture but very cozy. The recent restoration was meant to preserve all the typical feature of the old country houses, such as the exposed stone and bricks façades and the external staircase leading to the 'loggia' from where we access all the bedrooms at the first floor. The internal environment, boasting great character and tradition, preserves the exposed stone walls, old 'cotto' flooring, wooden beams and tiles ceilings, thanks to a restoration that always had high regard for the details, which is a common feature in each corner of this real estate, starting from the ventilated floor cavity, the insulated roof and ending with the last finishings inside the bedrooms. The house enjoys the comfort of air conditioning system, an extremely useful modern touch. The 180 sqm dépendance includes the reception, the living area, the kitchen and a laundry room, besides it has already been approved a project meant to build a Spa inside this building, of which the external perimeter has already been made. The heating is LPG supplied and a well supplies the water needed for the irrigation of the wonderful 1 hectare garden. The private 6x12 meters swimming pool has a great panoramic position. The property also includes eight

covered parking places and about three hectares of land. Distances: San Fatucchio at 2.5 km, with restaurants, pizzerias and all the required services. At 5 km Castiglione del Lago.





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