



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2044 – **CASTELLO LAGO D'ISEO**

14th-CENTURY CASTLE FOR SALE ON LAKE ISEO, LOMBARDY

Lake Iseo – Brescia – Lombardy
www.romolini.co.uk/en/2044



Interiors
550 sqm

Bedrooms
7

Bathrooms
5

Land
5.500 sqm

On the biggest isle of Lake Iseo, Monte Isola, we find this 13th-century medieval castle. The property enjoys an exceptional view over the lake and the Isle of San Paolo and offers a total of 7 bedrooms (two of which inside the tower), 5 bathrooms and a 5,500-sqm park. The building has been restored a last time in 1964 and is in need of restoration: by completing these works one could establish a boutique hotel or a location for events and weddings.

SUMMARY OF THE PROPERTY

REFERENCE #: 2044 – CASTELLO LAGO D'ISEO

TYPE: medieval castle

CONDITIONS: to be restored

LOCATION: lake view

MUNICIPALITY: Lake Iseo

PROVINCE: Brescia

REGION: Lombardy

INTERIORS: 550 square meters (5,918 square feet)

TOTAL ROOMS: 19

BEDROOMS: 7

BATHROOMS: 5

MAIN FEATURES: stone walls, paved courtyard, vaulted ceilings, terracotta floors, drawbridge, original stone fireplace, stone winding staircase, tower

LAND: 5,500 square meters (1.4 acres)

GARDEN: tree-dotted park

ANNEXES: no

ACCESS: on foot

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: municipal network

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (600m; 2')

Distances are all calculated from the mainland, easily reached in less than 20'.

Iseo (5m; 10'), Brescia (28km; 30'), Bergamo (45km; 50'), Desenzano del Garda (55km; 40'), Sir-
mione (68km; 1h), Verona (93km; 1h 10'), Milan (108km; 1h 25'), Piacenza (113km; 1h 20'), Como
(139km; 1h 40'), Trento (158km; 1h 50'), Venice (200km; 2h), Bologna (217km; 2h 20')

CLOSEST AIRPORTS

Distances are all calculated from the mainland, easily reached in less than 20'.

Verona Catullo (85km; 1h), Milano Linate (89km; 1h), Milano Malpensa (139km; 1h 30'), Bologna
Venezia Marco Polo (209km; 2h), Bologna Marconi (213km; 2h 10')



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CASTELLO LAGO D'ISEO

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Services are all available in the villages of the island and can be easily reached on foot in a few minutes. By ferry (with daily service) one can reach the mainland and from here move around **Northern Italy** (Iseo, Desenzano, Verona, Milan, Como, Trento, Venice...).

The closest airport is the one in Verona (85km; 1h) but the terminals in Milan, Bologna, Venice and Bologna are equally convenient.

DESCRIPTION OF THE BUILDINGS

The **castle** (550 sqm – 5,918 sqft, 7 bedrooms and 5 bathrooms) is laid over three floors plus the tower (two additional floors) and has been restored in 1964 for the last time. Inside, the layout of the building is as follows:

- **Ground floor:** kitchen with pantry, dining room, gallery, bedroom with en-suite bathroom (ideal for a keeper), service room, technical room with firewood shelter and guest bathroom;
- **First floor:** living room with ample terrace (216 sqm), library, studio and bathroom;
- **Second floor:** four bedrooms and two bathrooms;
- **Third floor (tower):** bedroom;
- **Fourth floor (tower):** bedroom with rooftop panoramic terrace.

HISTORY, STATE AND FINISHES

The castle was originally built in the 13th century as a defensive keep, until two centuries later it was converted into a private fortified villa. A stone plaque testifies a first restoration carried out in 1524 (AD MDXXIII).

Over the 17th century, the property was first expanded with new walls and then razed to the ground in 1696. In the following century, the building was built anew and a few elements can be dated back to this period (the vaulted ceilings on the ground floor, the now-destroyed outdoor portico on the Northern and Eastern sides).

In 1912 the castle was registered by the *Sovrintendenza* as a protected site and in 1924 it was restored once again. On September 17, 1960, following a dramatic storm, the Southern wall suddenly collapsed and the breach is still visible nowadays.

The last restoration was completed in 1964 and the castle needs a thorough restoration and updating to be exploited at its full potential. Structurally, the building is in excellent shape, while the finishes bears the signs of the passing of time and needs to be worked on. Among the most characteristic and interesting elements we must mention the beautiful vaulted ceilings, the huge original fireplaces, the stone portal at the entrance, the drawbridge and the winding stone staircase inside the tower.

EXTERIORS

Next to the two terraces, the castle is surrounded by 5,500 sqm of land covered in a gently-sloped garden with direct view over the lake.

The terrace on the first floor, over 216 sqm in surface, is perfect for *al fresco* dining and, thanks to the incredible view, offers the perfect background for events, marriages and ceremonies.

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USE AND POTENTIAL USES

The castle, thanks to its enviable location with view over the Lake and the Isle of Saint Paul, is perfect both as a private residence and as an accommodation business. The retired position close to the services is ideal for guests. What's more, this beautiful location is the perfect background for events and business meetings.

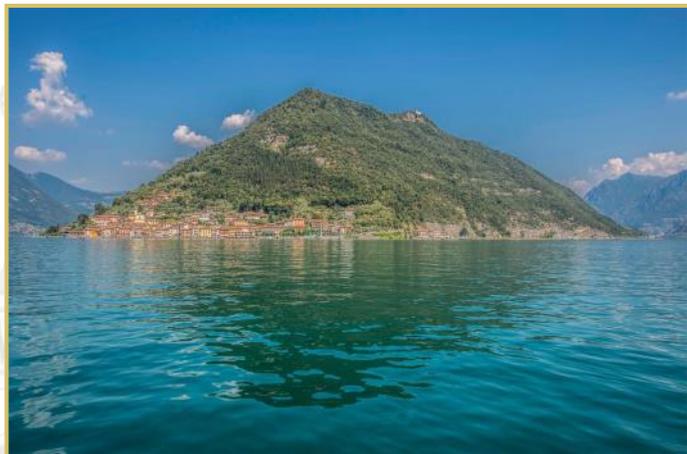


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EXTERIORS PHOTOS



INTERIORS PHOTOS

