

Ref. 2582 – **ETRUSCAN HAVEN**

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BOUTIQUE HOTEL WITH VINEYARDS & SPA FOR SALE IN UMBRIA, LAKE TRASIMENO

Castiglione del Lago – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors 1,420 sqm	Bedrooms 16	Bathrooms 20	Swimming pool 14 x 7 m 8 x 5 m
Total land 12.2 ha	Vineyards 1.7 ha	Bottles of wine 7,000 max	Olive grove 400 trees

Nestled in the Tuscan-Umbrian hills, this 1,420 sqm estate, now a boutique hotel, merges historic charm and modern luxury. Renovated in 2014, it features multiple buildings, including a main hotel (870 sqm, 15 bedrooms, 18 bathrooms), a wellness center, and a tree-house suite. The estate has a chapel-turned-hobby room, indoor and outdoor pools, 12.2 hectares with olive groves, vineyards, and ample parking.

SUMMARY OF THE PROPERTY

REFERENCE #: 2582 – ETRUSCAN HAVEN

TYPE: boutique hotel

CONDITIONS: restored (2014)

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,420 square meters (15,279 square feet)

TOTAL ROOMS: 40

BEDROOMS: 16

BATHROOMS: 20

ANNEXES: wellness center, technical rooms

MAIN FEATURES: brick walls, wooden beams, terracotta floors, original fireplaces, vaulted ceilings, veranda, restaurant, wellness center, tree-house, indoor swimming pool, gardens, vineyards, olive grove

EXTERIORS: 12.2 hectares (30.1 acres)

VINEYARDS: 1.7 hectares (4.2 acres)

WINE PRODUCTION: up to 7,000 bottles / year

OLIVE GROVE: 400 trees

OIL PRODUCTION: 600 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 7 m | 8 × 5 m

ELECTRICITY: already connected

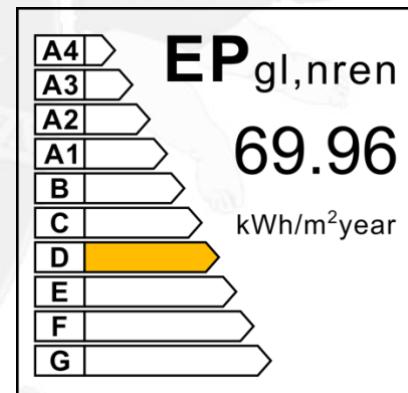
WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Closest town (800m; 1'), Castiglione del Lago (11km; 15'), Montepulciano (18km; 20'), Tuoro sul Trasimeno (17km; 20'), Cortona (18km; 25'), Pienza (32km; 40'), Città della Pieve (32km; 35'), Castiglion Fiorentino (27km; 30'), Perugia (50km; 40'), Montalcino (54km; 1h), Orvieto (69km; 1h 5'), Assisi (72km; 1h), Siena (72km; 55')

CLOSEST AIRPORTS

Perugia San Francesco (57km; 45'), Firenze A. Vespucci (134km; 1h 30'), Roma Ciampino (191km; 2h 5'), Pisa G. Galilei (194km; 2h 10'), Roma Fiumicino (205km; 2h 10'), Bologna G. Marconi (215km; 2h 20')

ETRUSCAN HAVEN

Nestled amidst the rolling hills of the Tuscan-Umbrian border, this exquisite property, currently operating as a **boutique hotel**, offers a unique blend of **historic charm** and **modern luxury**. Spanning an impressive 1,420 square meters, the estate is meticulously divided across multiple buildings, providing an abundance of space for relaxation and entertainment.

Renovated in 2014, this property requires no further interventions, although there are plans to reduce the number of rooms in favor of creating more spacious and livable master bedrooms. Additionally, a redecoration project is in the works, aiming to infuse the interiors with a country-chic style, in collaboration with top architects and interior designers. An interesting detail is that the property was once an **Olivetans monastery**.

This estate offers an unparalleled combination of luxurious living, historic charm, and agricultural productivity. Whether envisioned as a private residence or a thriving accommodation business, this property provides a unique opportunity to experience the beauty and tranquility of Umbria.

DESCRIPTION OF THE BUILDINGS

The main building is a nice **boutique hotel** (870 sqm – 9,361 sqft, 15 bedrooms and 18 bathrooms). Upon entering the ground floor, one is greeted by a series of expansive salons, seamlessly connected by central arches. These elegant spaces flow into a bright and spacious veranda on the right side of the building, offering seamless connection to the garden and making this area enjoyable in every season. On the left side of the floor is the old chapel, now repurposed into a hobby room with bookshelves and a billiards table, creating a perfect retreat for leisure activities.

Ascending the beautiful stone staircase to the first floor, one will find a dedicated sleeping area. This level features several well-appointed bedrooms, a magnificent central salon with a fireplace, and access to one of the terraces, providing breathtaking views of the surrounding landscape.

For those seeking physical and mental rejuvenation, the property boasts a **private wellness center** (420 sqm – 4,519 sqft) located in an annex directly opposite the main entrance. The spa's ground floor features a spacious relaxation area with suspended loungers and a waterbed, a Turkish bath, and a sauna. The first floor houses four cabins for massages and wellness treatments. At the end of the relaxation area is a large heated and enclosed **8 x 5 m indoor pool** with spectacular views of the verdant hills.

A cute **tree-house** (25 sqm – 269 sqft) is made up of a single, spacious bedroom with private bathroom and walk-in closet.

The **14 x 7 m swimming pool** is slightly set apart from the central structure, offering a serene spot for relaxation. The short walk to the pool is framed by breathtaking views of the Umbrian hills, with the charming village of Montepulciano visible in the distance. This area provides a perfect setting for joyful moments with friends or for unwinding with a good book and a glass of wine.

The property is completed by a **laundry** (20 sqm – 215 sqft), **technical rooms** (15 sqm – 161 sqft), **storage** (10 sqm – 108 sqft) and a **poolside canopy** (60 sqm – 646 sqft) ideal for breakfasts and aperitifs.

EXTERIOR

The estate encompasses **12.2 hectares (30.1 acres)** of **diverse land**, including various plots dedicated to agricultural use. Among the picturesque hills, one will also find 3.0 hectares of **olive groves** with approximately 400 trees, producing 600 kilograms of olive oil annually, and 1.7 hectares of **vineyards** yielding 7,000 bottles of wine each year (Sangiovese and Merlot blend). The property also includes ample gravel parking just beyond the entrance gate.



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