

Ref. 3139 – **VILLA CASTIGLIONE**

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VILLA WITH SWIMMING POOL FOR SALE IN CASTIGLIONE DEL LAGO, UMBRIA

Castiglione del Lago – Perugia – Umbria



Interiors
566 m²

Bedrooms
8

Bathrooms
9

Total land
1.3 ha

Swimming pool
15 x 6 m

Immersed in the tranquility of the Umbrian countryside, a short distance from Lake Trasimeno, this splendid stone farmhouse offers spacious rooms, rustic architecture, and a natural setting of great charm. The property extends over two levels for a total area of approximately 566 m², with well-articulated interior spaces and features that make it ideal both as a prestigious private residence and as a hospitality facility.

SUMMARY OF THE PROPERTY

REFERENCE #: 3139 – VILLA CASTIGLIONE

TYPE: villa

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: unpaved road (250 m)

INTERIORS: 566 square meters (6,090 square feet)

TOTAL ROOMS: 18

BEDROOMS: 8

BATHROOMS: 9

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, vaulted ceilings, fireplace, porch, garden, swimming pool, olive trees

EXTERIOR: 1.3 hectares (3.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Castiglione del Lago (7 km; 10'), Panicale (15 km; 20'), Paciano (15 km; 20'), Passignano sul Trasimeno (18 km; 25'), Tuoro sul Trasimeno (20 km; 25'), Magione (25 km; 30'), Chiusi (25 km; 30'), Città della Pieve (25 km; 30'), Cortona (30 km; 35'), Montepulciano (40 km; 45'), Castiglione Fiorentino (45 km; 50'), Umbertide (50 km; 55'), Arezzo (60 km; 1h 5'), Perugia (55 km; 1h), Chianciano Terme (45 km; 50'), Foiano della Chiana (55 km; 1h), Gubbio (85 km; 1h 25'), Assisi (80 km; 1h 20'), Orvieto (75 km; 1h 15'), Siena (100 km; 1h 35'), Spoleto (115 km; 1h 45'), Florence (140 km; 2h), Rome (190 km; 2h 15'), Bologna (210 km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (55 km; 55'), Firenze A. Vespucci (140 km; 1h 55'), Roma Ciampino (190 km; 2h 15'), Roma Fiumicino (210 km; 2h 25'), Pisa G. Galilei (205 km; 2h 30'), Bologna G. Marconi (210 km; 2h 30'), Ancona R. Sanzio (185 km; 2h 30')

VILLA CASTIGLIONE

Immersed in the tranquility of the **Umbrian countryside**, a short distance from **Lake Trasimeno**, this splendid **stone farmhouse** offers spacious rooms, rustic architecture, and a natural setting of great charm. The property extends over two levels for a total area of approximately 566 m², with well-articulated interior spaces and features that make it ideal both as a prestigious private residence and as a hospitality facility.

The main entrance opens onto a magnificent **portico of about 96 m²**, leading to the ground floor, which houses a bright entrance with dining room, two kitchens equipped with pantry and wood oven, and a large triple living room enriched by a large stone fireplace. The level is completed by two service bathrooms and a double bedroom with en-suite bathroom.

Two staircases lead to the upper floor, characterized by cozy and well-defined rooms. The first, located near the dining room, leads to a mezzanine lounge connected to a bedroom with private bathroom. The second, entirely made of wood and located in the main living room, leads to a bright living room with panoramic views of the surrounding landscape. From here, a hallway leads to the sleeping area, which includes six bedrooms, two with en-suite bathrooms and four with adjacent bathrooms, as well as a practical storage room.

Outside, the property is surrounded by a **private park of about 8,900 m²**, meticulously maintained and equipped with lighting and irrigation systems. The garden features a **15 × 6 m swimming pool**, ideal for enjoying the outdoor spaces during the warm season, while an **olive grove with about 100 trees** completes the authentic character of the estate.

CONDITION AND FINISHES

The farmhouse underwent an initial renovation starting in 1983 and subsequent maintenance and modernization interventions, the latest of which, in 2020, concerned the electrical and sewage systems. The property is in excellent maintenance condition and retains typical elements of traditional rural architecture, including terracotta floors, wooden fixtures, and ceilings with exposed beams and tiles. The external facades are plastered.

The property has all necessary utilities. Water supply is guaranteed by the **municipal aqueduct**, while water for irrigation comes from the pond below. Heating is autonomous, powered by LPG, and there is an **air conditioning system**.

POTENTIAL AND USE

Thanks to its generous size, distribution of spaces, and strategic location near Lake Trasimeno, this farmhouse represents an ideal solution as a **prestigious private residence** or as an **ac-commodation facility**. The proximity to renowned Umbrian and Tuscan locations allows easy access to historic villages, art cities, and some of the most picturesque destinations in Central Italy, making the property particularly interesting also for a charming hospitality project.









































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