



Category: Farmhouse

Location: Castiglione del Lago

Province: Perugia

Rif: 378

Premises surface: 565

Price: 490.000,00

Reference: 378

N° bagni: 5

N° Camere: 7

Splendid noble palace with turret and private park. This beautiful property is located on the border between Tuscany and Umbria, in a small historic village a few kilometers from Lake Trasimeno. The main apartment is spread over three levels for a total of approximately 565 m2, as well as a warehouse on three levels for a further 250 m2, all surrounded by a completely fenced private park of approximately 1,600 m2. On the ground floor we find the living area, in the center a large entrance, from which you reach a beautiful triple living room, with a frescoed brick fireplace, wooden beams and terracotta flooring. On the other side we find the kitchen which maintains the ancient characteristics of the place and the dining room. Going up the large and comfortable travertine staircase, you enter the main floor, dedicated to the sleeping area. Crossing the central hall, you reach 2 double bedrooms, the twin suite and the enormous bathroom with shower, clawfoot tub and double vanity. On the second floor we find the "artists" hall, a completely frescoed room which is located in the unfinished state together with the other 3 double bedrooms and bathroom, identical measurements and layout as the previous floor. On the upper floor there is the turret, to be used as a study/bedroom, from here you can enjoy a magical panoramic view. The property has been mostly renovated maintaining the historical features, original floors in both terracotta and grit, beams, joists and frescoed ceilings. As for the warehouses, they need to be completely renovated, but would allow the creation of an additional completely independent apartment. The beautiful park and exposure would allow the construction of a swimming pool. The property is perfect both for being a private home and for being used as a B&B given its proximity to important tourist areas Montepulciano 10 km Cortona 14 km Lake Trasimeno 13 km Perugia 48km Siena 70km Rome 170km Florence 116 km



































