



Category: Farmhouse

Location: Castiglione del Lago

Province: Perugia

Rif: 457

Premises surface: 350

Price: 1.300.000,00

Reference: 457

N° bagni: 5

N° Camere: 4

**Prestigious 17th-Century Farmhouse with Panoramic Pool and Annex – Castiglione del Lago**  
**Property Description** Elegant 17th-century stone farmhouse, completely renovated in 2002, located in the municipality of Castiglione del Lago, in a dominant position on the border between Umbria and Tuscany, a few kilometers from Lake Trasimeno. The property is completely independent, immersed in the quiet of the countryside, with a private panoramic swimming pool, a fenced garden of approximately 1 hectare and open views of the hills, with glimpses of the lake. The main farmhouse measures approximately 280 square meters, with an annex of approximately 70 square meters adjacent. The renovation preserved the original architectural features, highlighting wooden beams, travertine ceilings, traditional materials, and double-glazed wooden window frames. Access is via a short dirt road in excellent condition, passable with any vehicle.  
**Outdoor Spaces** Large, well-kept and completely fenced garden Exclusive private irregular-shaped swimming pool (depth 1.40 m) Panoramic solarium around the swimming pool Outdoor shower with hot and cold water Pergola equipped for outdoor lunches and dinners External twilight lighting Automated irrigation Electric gate Parking inside the property Private well  
**Interior Description – Main House (280 sq m)** Ground floor Entrance to large living area Living room with sitting room, dining area and two fireplaces Eat-in kitchen Laundry room Bathroom with shower (also accessible from outside) First Floor (accessible both internally and via an external staircase) Double bedroom with air conditioning, en-suite bathroom and large private covered terrace Double bedroom with air conditioning and external access Bathroom with shower Large room with air conditioning, double bed and two single beds  
**Technical Equipment** LPG heating with radiators New boiler Alarm system Wi-Fi Internet 10 kW electrical system Connection to the Umbrian Aqueduct External lighting and security system  
**Strategic Position** The property allows you to easily reach some of the most famous locations in Central Italy: Castiglione del Lago: 10 km Montepulciano: 18 km Cortona: 20 km Pienza: 35 km Arezzo / Perugia: 50 km Siena: 75 km Florence: 125 km Rome: 185 km  
**Surfaces** Main house: 280 sq m Annex: 70

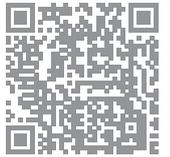
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