



Category: Farmhouse

Location: Castiglione del Lago

Province: Perugia

Rif: 220

Premises surface: 1000

Price: 850.000,00

Reference: 220

N° bagni: 2

N° Camere: 12

In a picturesque corner between Umbria and Tuscany stands a historic villa built at the end of the 17th century. At the end of the 18th century it was expanded to accommodate a large family and a couple of servants. The villa has maintained its authenticity over the centuries, preserving the original interiors and furnishings that tell the story of the family and past eras. Each room is full of historic details, such as stone fireplaces, exposed beams and antique terracotta floors, which contribute to the unique charm of the villa. On the ground floor there is an oil mill from the mid-nineteenth century, originally powered by a donkey and still complete with stone and jars. This mill represents a precious testimony to the agricultural tradition of the area, a symbol of the rural life that characterized the territory in those times. It is a place that still preserves the scent of freshly pressed oil and the memory of daily activities related to the land. The villa is located on a hill overlooking Città della Pieve, Chiusi, Mount Amiata, Mount Cetona, Montepulciano and Cortona, offering a breathtaking panorama that ranges between Umbria and Tuscany. Clear days allow you to admire the profiles of the historic towns and the surrounding hills, making the view an authentic natural spectacle. It is a few kilometers from the motorway exit and the Chiusi station, making the main urban centers easily accessible and ensuring good connections with the rest of Italy. The property is surrounded by a park with almost century-old trees: horse chestnuts, lime trees, pines and cypresses, which give the environment a magical and relaxing atmosphere. Walking in the park you can breathe in the scent of nature and enjoy the shade offered by these large trees during the hot summer days. The park is an ideal place to organize picnics, moments of relaxation or simply to read a book outdoors, immersed in the tranquility of the countryside. In addition to the park, the property also includes an olive grove with about 250 plants in production, which add an authentic touch to the agricultural tradition of the area and allow the production of high-quality olive oil. The house is spread over three levels: the ground floor houses storage and utility rooms, while the first and second floors house the bedrooms, living rooms and two kitchens, one on each floor. The rooms are large and bright,

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overlooking the surrounding landscape, allowing natural light to enter and creating a warm and welcoming atmosphere. The villa has four bathrooms, well distributed between the various floors, ensuring comfort and convenience for guests and residents. The roof has been completely renovated, but there are still small works to be done inside, especially on the electrical and plumbing systems, which need updating to ensure greater efficiency and safety. The heating system, made with cast iron radiators and copper pipes, is still functional and allows for a division into sectors to optimize heating in different parts of the house. An internal elevator connects the ground floor to the first and second floors, offering additional comfort for moving between the levels of the villa without having to deal with stairs. Above the roof, a turret offers an extraordinary panoramic view, ideal for admiring the sunset or simply contemplating the landscape in all its beauty. In addition to the main villa, the property also includes five annexes that extend for a total of 200 square meters, offering additional spaces that can be used for different functions, such as storage, workshops or even small independent housing units. These annexes represent an opportunity to expand the use of the property, both for residential purposes and for commercial activities, such as a high-level hospitality facility. The location of the villa, in fact, is ideal for transforming it into an exclusive hospitality venue, thanks to its proximity to Lake Trasimeno and the main communication routes. In front of the house stands a centuries-old tree, a mulberry tree of about two hundred years, which with its thick foliage offers a large shaded area to the garden. This tree is a symbol of the history of the villa, a silent witness to generations of families who have lived here. The mulberry tree, with its majesty, represents a central element of the garden, offering shelter and creating a perfect environment to spend time outdoors, in harmony with nature. During the warmer seasons, the mulberry tree becomes the ideal place to organize outdoor lunches, enjoying the coolness offered by its branches and the relaxing atmosphere of the surrounding garden. The villa is located in a small village of about twenty inhabitants, offering a quiet and peaceful life, but not completely isolated. The presence of other residents and small farmhouses nearby makes the atmosphere convivial and welcoming. The area is particularly frequented by tourists during the summer, thanks to the farmhouses and the natural beauty of the surrounding countryside. It is a place that offers peace and tranquility, away from the chaos of the city, but with all the comforts within easy reach. The entire property, with its centuries-old history, park, outbuildings and olive grove, represents a unique opportunity for those who wish to live immersed in the beauty of the Italian countryside, with the possibility of developing hospitality or agricultural activities. The villa is not just a residence, but a true cultural heritage, which offers infinite possibilities for use and enhancement, both as a private home and as a structure open to the public.













