



Category: Farmhouse

Location: Castiglione del Lago

Province: Perugia

Rif: 379

Premises surface: 257

Price: 200.000,00

Reference: 379

N° bagni: 1

N° Camere: 4

Rustic in a panoramic position, between Montepulciano and Cortona. Farmhouse to renovate in a panoramic position between Tuscany and Umbria, exactly halfway between the splendid scenery of Montepulciano and the beautiful Cortona. The property consists of a farmhouse and two agricultural outbuildings for a total of approximately 350 m2. The farmhouse needs to be completely renovated to your taste and liking, it can be used both as a future home, but also as an excellent investment in the truly panoramic area, to develop an agritourism or tourist rental business. The location is wonderful surrounded by vineyards of Nobile di Montepulciano wine, olive groves, rolling hills, groves and wheat fields, representing all the uniqueness of the Tuscan/Umbrian territory which makes this project fascinating. The land is approximately 1 hectare but it is possible to purchase other hectares. 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









## Manini Approved

Gli immobili Manini Approved sono sottoposti ad una scrupolosa Due Diligence, che comprende: la verifica documentale, strutturale ed impiantistica, per garantire all'acquirente la più assoluta serenità nella compravendita immobiliare.

## "Manini Approved"

Manini Approved properties submitted a thorough Due Diligence, which includes: documentary, structural and plant verification, to guarantee the buyer absolute serenity in buying and selling real estate.

## Progettazione e Rendering Interior e Exterior

Il Design Made in Italy ci ha sempre contraddistinto nel mondo. Affidati a noi, anche per dare una nuova vita al tuo immobile.

## "Interior and Exterior Design and Rendering"

Made in Italy Design has always distinguished us in the world. Trust us, also to give a new life to your property.

## MANINI REALTY

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## Vantaggi del servizio di Ristrutturazione di Manini Group

L'acquisto di un immobile porta molto spesso ad una ristrutturazione. Per questo offriamo un servizio unico, compreso di studio di progettazione e cantierizzazione, così da avere un unico interlocutore che fa risparmiare tempo ed energia, riducendo i rischi e i costi nascosti dopo l'acquisto dell'immobile!

## "Advantages of the Manini Group Renovation service"

The purchase of a property very often leads to a renovation. This is why we offer a unique service, including a design and construction study, so as to have a single interlocutor who saves time and energy, reducing risks and hidden costs after purchasing the property!



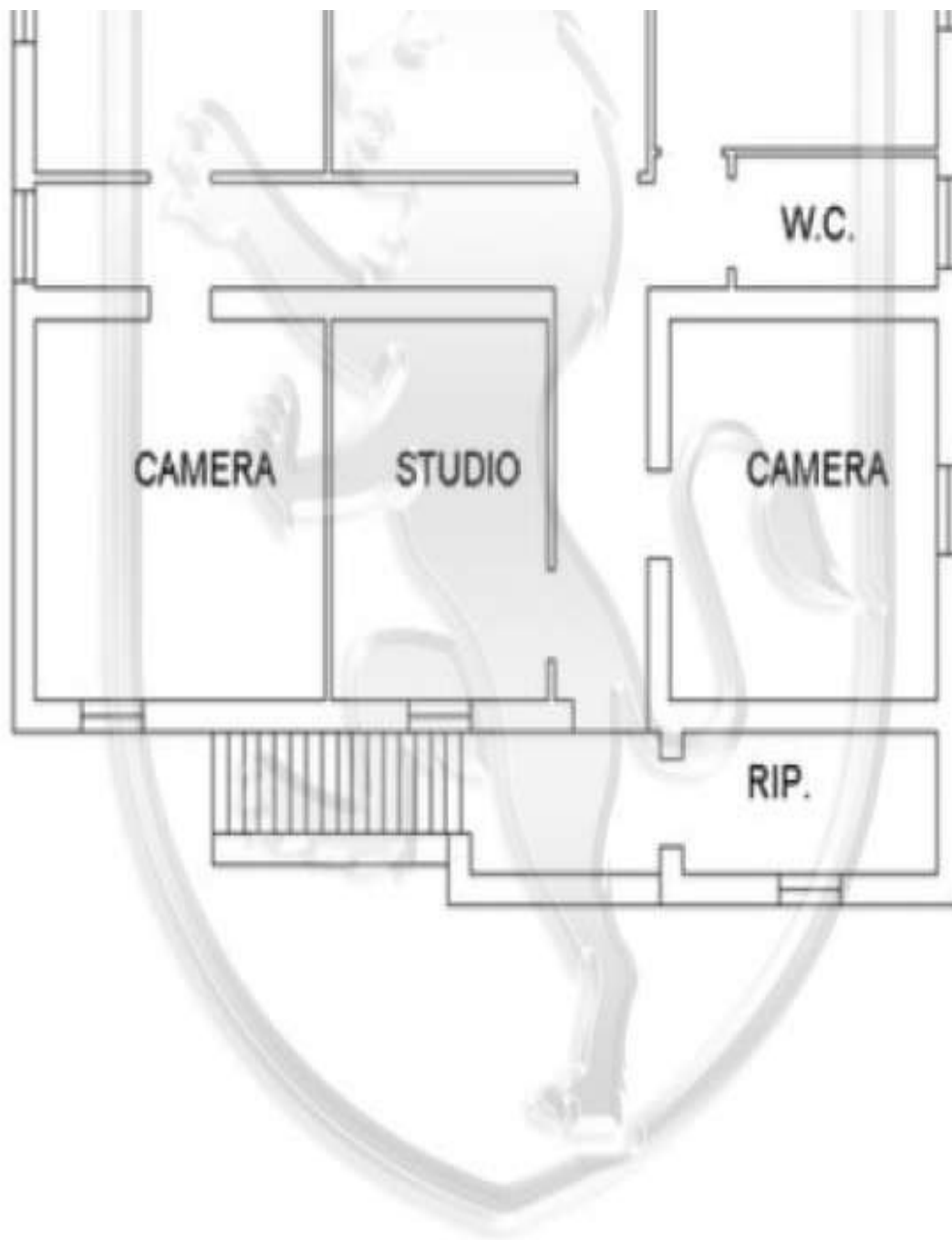
## Perché è meglio affidarsi ad un Personal Property Finder?

L'Acquirente instaura, con un unico Consulente, un rapporto Fiduciario più profondo e più veloce nella ricerca dell'immobile. Soprattutto per chi acquista dall'estero si risparmia energia e tempo!

## "Why it is better to trusting on a Personal Property Finder?"

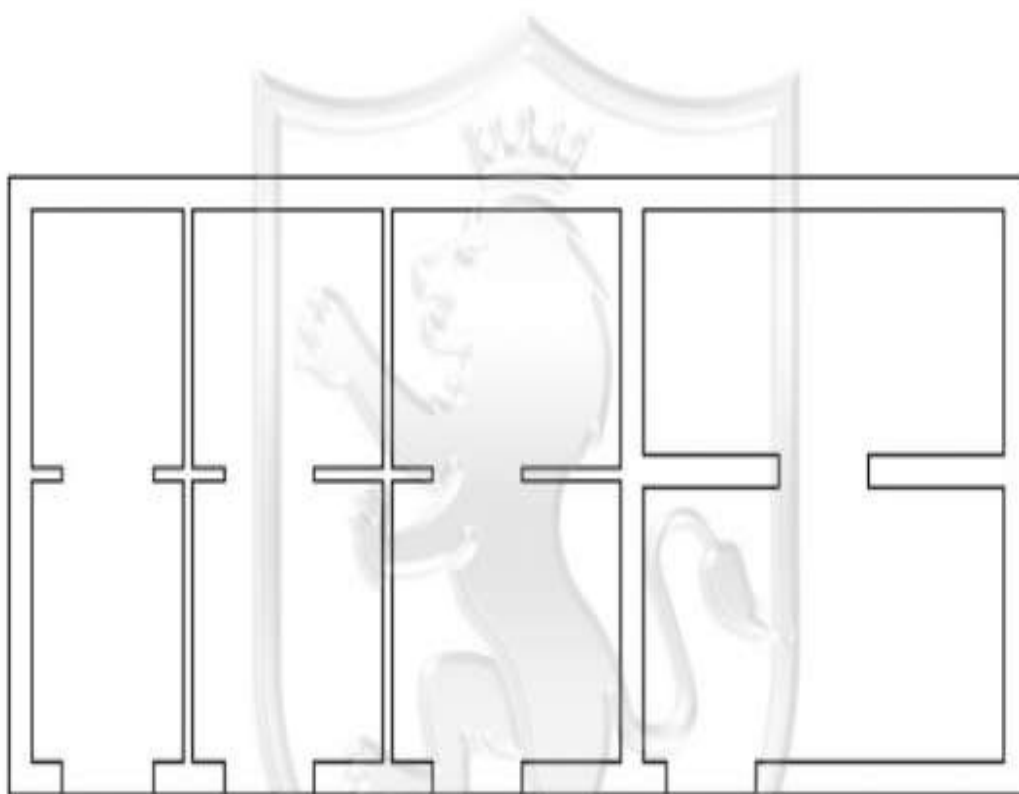
"The Buyer establishes, with a single Consultant, a relationship Fiduciary deeper and faster in the search for the property. Especially for those buying from abroad it saves energy and time!"







PIANO TERRA H=2,80



PIANO TERRA  
STALLETTI H=2,20