



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Castiglione del Lago (PG) località collelungo 20

Charming property near the lake, Umbria

Ancient Farmhouse from 1684 in the Heart of Italy, a charming agriturismo located in a historic farmhouse from 1684, nestled in the natural beauty on the border between Tuscany and Umbria, near Lake Trasimeno. Perfect for a relaxing holiday away from the city chaos, this property offers an oasis of tranquility and comfort with breathtaking panoramic views.

Key Features:

Panoramic Location: the villa offers a delightful view of the surrounding countryside and Lake Trasimeno, just 5 minutes away.

History and Charm: A historic farmhouse from 1684, restored to maintain its ancient charm while offering all modern comforts.

Near Historic Sites: Only 5 km from the museum and Etruscan tombs of Chiusi and 15 minutes from the renowned thermal baths of Chianciano.

Structure and Services:

Size: The villa extends over approximately 900 sqm and includes a well-kept garden, a restaurant, a bar, and a panoramic terrace.

Pool: Seasonal outdoor pool of 6 x 12 meters, with a depth of 1.5 meters, perfect for relaxing and sunbathing.

Independent Apartments: 17 independent apartments, including 9 studios with a kitchenette, offer a comfortable and private stay. Each apartment is air-conditioned for maximum comfort.

Rooms and Bathrooms: The property has 20 rooms and 22 bathrooms, including 2 bathrooms in the restaurant (one indoor and one outdoor).

Restaurant and Meeting Room: An on-site restaurant, while a meeting room is available for events and meetings.

Accessibility and Nearby Attractions:

Golf and Thermal Baths: Only 10 minutes from an affiliated 18-hole golf course and close to the thermal baths of San Casciano, Bagno Vignoni, and other renowned thermal destinations.

Points of Interest: Famous destinations such as Lake Trasimeno, Chiusi with its Etruscan tombs, Chianciano Terme, Cortona, Perugia, Assisi, Gubbio, Orvieto, Siena, Montepulciano, Pienza, Montalcino, Arezzo, and Florence can be reached in just a few minutes by car.

An Oasis of Relaxation and Culture:

The perfect choice for those seeking a luxury stay immersed in history and nature. With its ample facilities, high-quality services, and proximity to numerous cultural and natural attractions, this property represents a unique opportunity to experience the best of Tuscany and Umbria.



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INFORMATION

Ref.	Umbria 621
Type	Sale
Category	Villa
Price	1,390,000.00
Annual Expense	
Year	
Energetic Class	VA kWh/m ² a

NUMBER

Rooms	30
Bedrooms	20
Bathrooms	22
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	900
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				

ACCESSORIES

Laundry room

Swimming pool

Data network

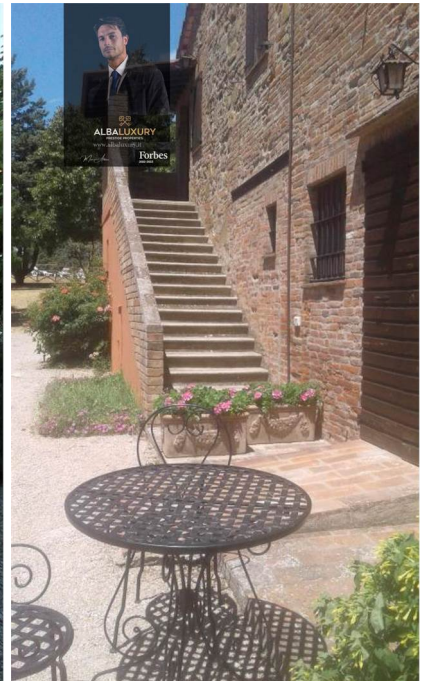
Storage room

IMAGES





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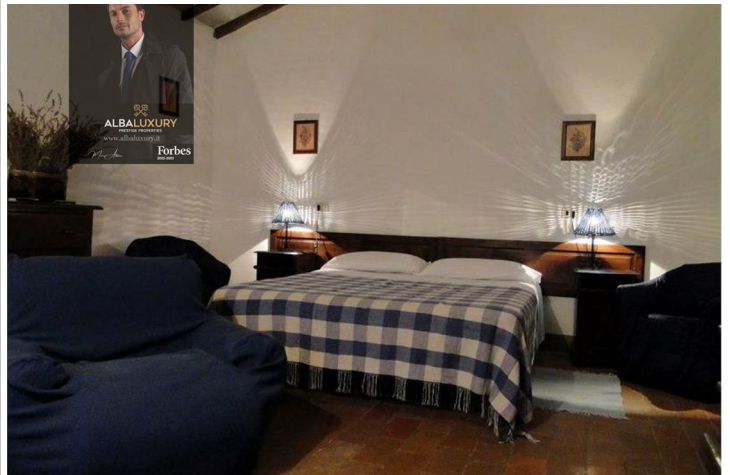
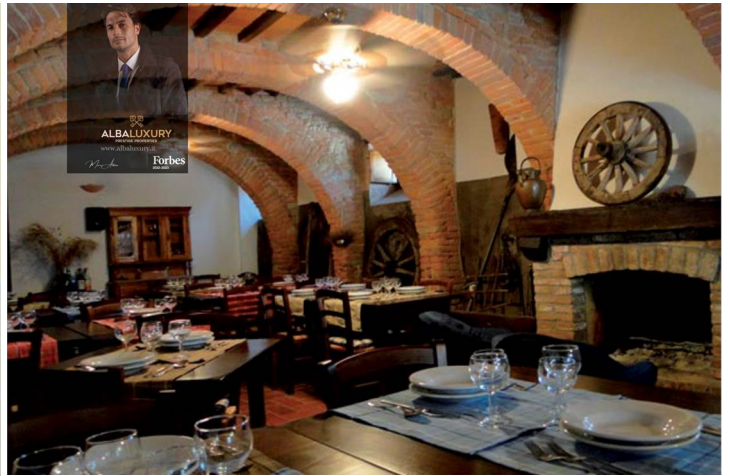
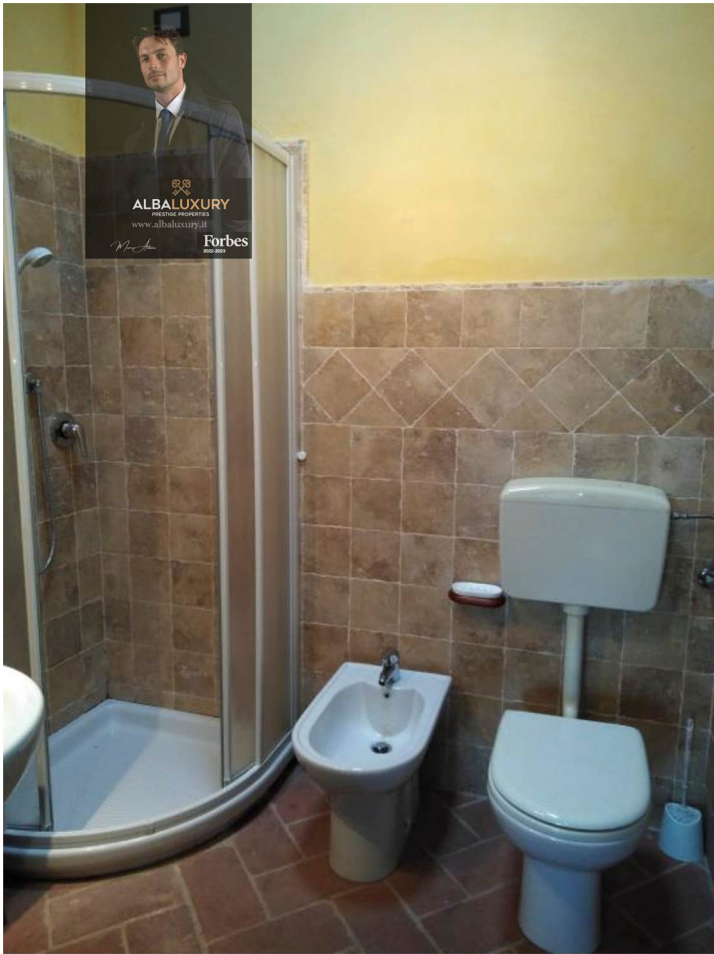


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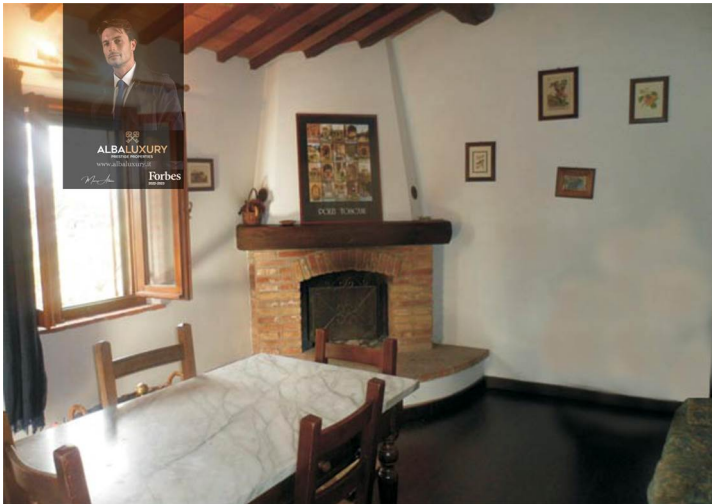
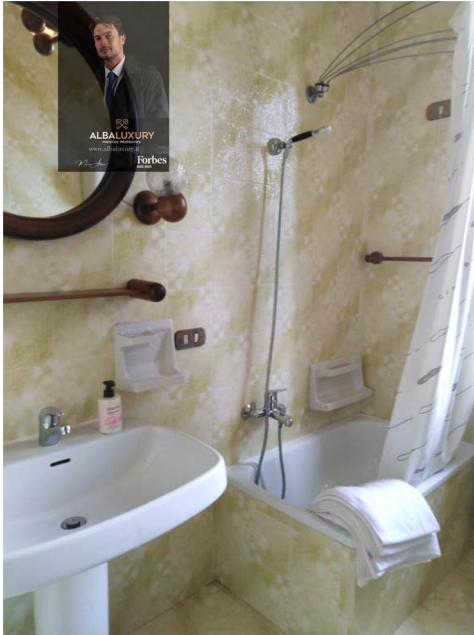


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