

**Farms for Sale in Castiglione del Lago (PG)**

**1.300.000 €**

**Ref: AZ39**



**Size : 588 sqm**

**Field : 18 ha**

**Rooms : 14**

**Bedrooms : 10**

**Bathrooms : 6**

**Garage : Double  
parking space**

**Garden : Private**

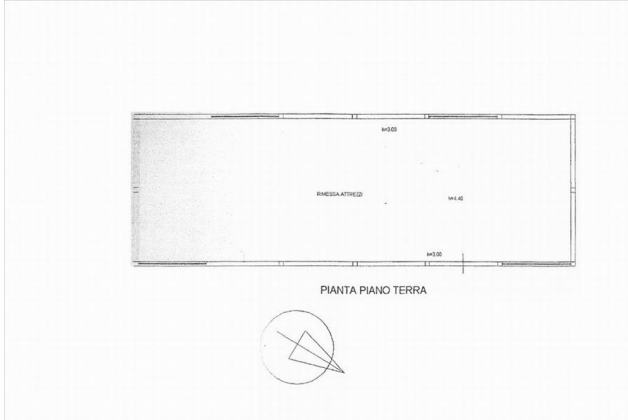
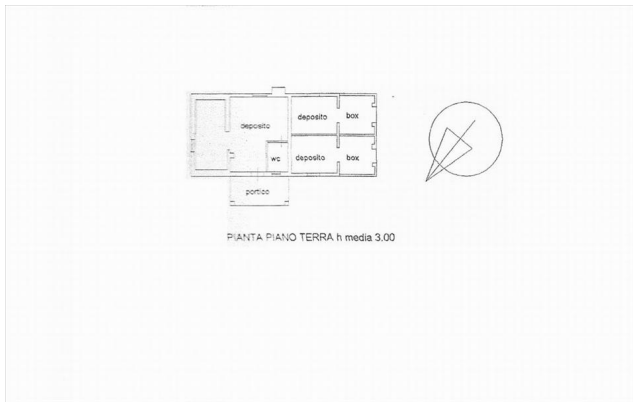
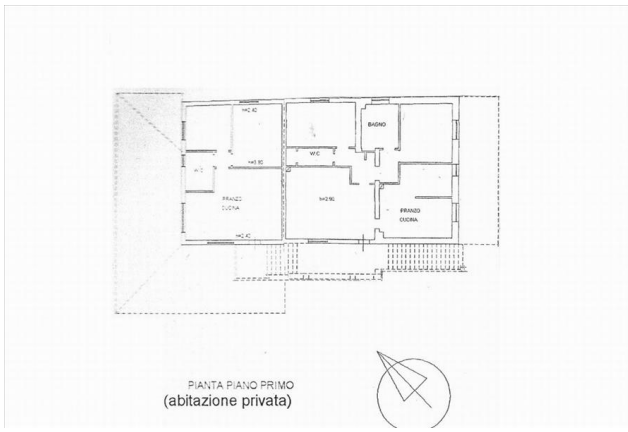
**Energy class : G**

**IPE : 300**

CASTIGLIONE DEL LAGO (PG), a few km from the city in an enchanting landscape, for sale a wine farm, the property consists of 2 buildings, one of 518 square meters, the second of 70 square meters also for residential use. In the main building there are 5 apartments with bathroom, as well as lounges, study, reception and 2 fireplaces. On the ground floor there is a room for tasting the products, and a small cellar for storing wine. Next to the main building there is an annex consisting of 2 bedrooms, bathroom, kitchen and sitting room. The window frames of all the rooms are in solid wood, the flooring in stoneware. A short distance from the main building there is a recently built shed, which is used for storage of vehicles and equipment, the property is surrounded by about 18 hectares of land, divided into: 13 hectares of specialized vineyard with drip system, 4 hectares of wood and a 1 hectare park and roads. Inside the wood there is a pond of about one hectare, and there are also wells on the property for the collection of water for irrigation. The structures are surrounded by a park where there are relaxation areas. The area is on a gentle hill in a really pleasant general context, the same is surrounded by other properties with the same characteristics, to get there you have to take a dirt road of about 1 km. Private Negotiation. (Energy Class: G and I.P.E .:> 300 KWh / m2anno) Ref AZ39







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