

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

**500.000 €**

**Ref: AZ44**



**Size : 257 sqm**

**Rooms : 11**

**Bedrooms : 5**

**Bathrooms : 3**

**Energy class : G**

**IPE : 300**

CASTIGLIONE DEL LAGO (PG), a few km from the town, at an altitude of 310 m above sea level and 16 km from the A1 motorway exit of Chiusi / Chianciano Terme, for sale farm with farmhouse complex in the gentle hills consisting of a central body of 257 square meters to be finished with a porch of 60 square meters. The property also includes two warehouses for a total 1028 sqm (with the possibility of change of use for accommodation) and land of about 12 hectares, mostly arable land and walnut grove. The company benefits from contributions for the walnut grove. Possibility of selling the separate cottage with land belonging to it. The farmhouse is composed as follows: Ground floor (about 150 square meters) entrance hall, bathroom with shower and laundry, cellar, rumpus room, living room (with fireplace), ceilings with original red brick cross vaults; First floor (about 100 square meters), access from an internal staircase, used as a sleeping area with three bedrooms, bathroom, roof (insulated) with wooden beams and terracotta bricks. Private Negotiation. (Energy Class: NA) Ref AZ44







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