

Farms for Sale in Castiglione del Lago (PG)

870.000 €

Ref: AZ53



Size : 1100 sqm

Field : 10 ha

Rooms : 24

Bedrooms : 9

Bathrooms : 12

Garage : Double

Garden : Private

Swimming pool :

privata

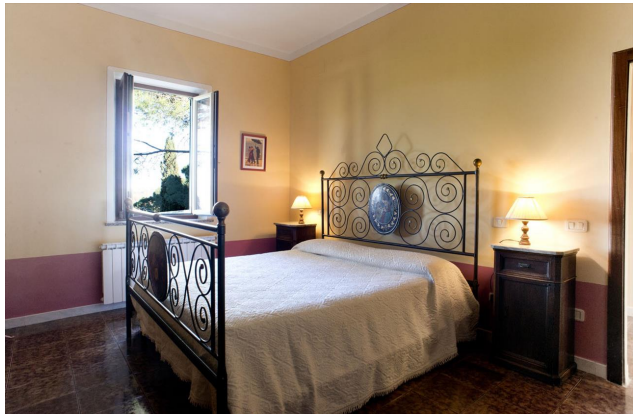
Energy class : G

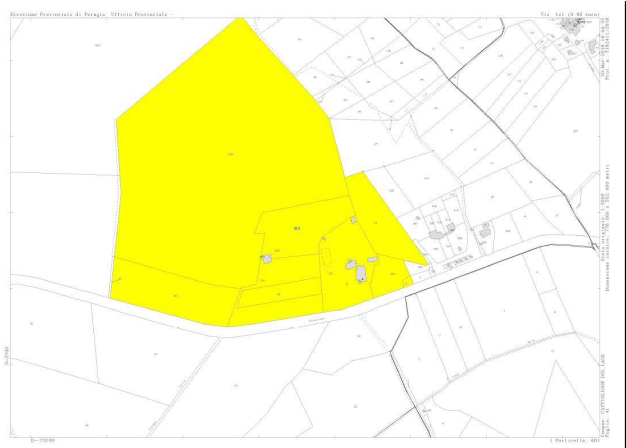
IPE : 267,410

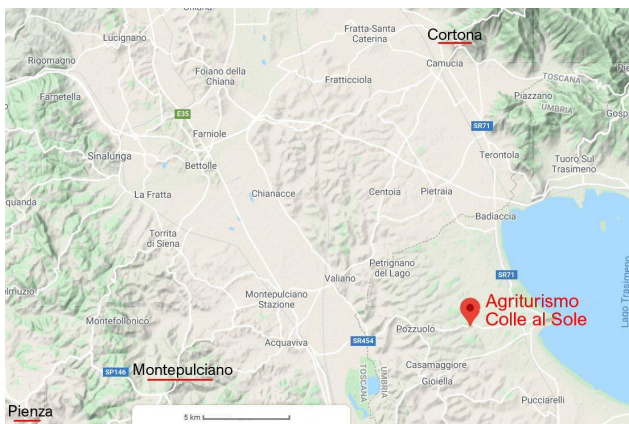
CASTIGLIONE DEL LAGO (PG), loc Pozzuolo, on the border between Umbria and Tuscany a short distance from Lake Trasimeno and the villages of Montepulciano and Cortona, for sale farm, agritourism immersed in the beauty and quiet of the hills. The property includes buildings for approximately 1100 square meters and approximately 12 HA of land between woods (about 6.5 hectares particularly appreciated for walks), arable land (about 3 hectares), truffle hazelnut plantation (about 0.5 HA), the rest olive grove, park and vegetable garden with 0 km products. The small, well-arranged olive grove offers a good production of extra-virgin oil. Completely surrounded by greenery, the company is characterized on the front by a green pine forest with a recreational area for children and a snack area. It is a rich orchard, which offers unique colors and flavors. The agritourism is divided into two adjacent structures, both developed on two levels, which house the manor house and 6 apartments intended for agritourism reception, one of which is for disabled people. The apartments used for accommodation, independent and furnished, have sizes between 45 and 55 square meters and consist of one or two bedrooms, bathroom and living room/kitchen, for a total capacity of 19 beds. The surrounding park is always well cared for and offers feelings of well-being and escape. The flagship is certainly the imposing 25m x 10m swimming pool with Roman steps and solarium area placed in a raised position, which ensures relaxation for guests, allowing them to enjoy a suggestive view surrounded by greenery. Near the same we find a volleyball area and a wooden structure, which allows you to offer a bar service for guests in the pool. The catering part is ensured by the presence of a professional kitchen and three communicating rooms in a rustic style, with exposed elements and wooden beams. The

company also has a former pigsty, in which a laundry room, a wood-burning oven, a storage/ironing area and a garage have been created. The more properly agricultural area consists of a storage area with wooden boxes for the animals and a shed for the shelter of agricultural vehicles. Also on the property there is a well and a pond. The agritourism runs along the main road, which makes it easy to reach and particularly convenient for groups of tourists on motorbikes or bicycles and therefore can be an excellent refreshment point with tasting of its own and local products. The strategic border position also makes it possible to promote not only the splendid Umbrian landscapes, such as Lake Trasimeno and its islands or unique villages such as Castiglione del Lago, but also nearby Tuscan villages rich in history such as Pienza and Montepulciano. Request Euro 870,000 negotiable. (Energy Class: G and IPE 267.41 Kwh/m2year) Ref. AZ53.









IL CASTELLO IMMOBILIARE S.R.L.
Corso Garibaldi, 18/20 - 53047 Sarteano (SI)
P.IVA: 01070020522
Tel: 0578 266836 / Email: info@ilcastelloimmobiliare.it