

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

**180.000 €**

**Ref: VL141**



**Size :** 164 sqm  
**Rooms :** 10,5  
**Bedrooms :** 3  
**Bathrooms :** 2  
**Garage :** Double  
**Garden :** Private  
**Energy class :** G  
**IPE :** 225,239

CASTIGLIONE DEL LAGO (PG), at an altitude of 300 m s.l.m. and 12 km from the A1 motorway exit of Chiusi / Chianciano Terme, villa for sale in a beautiful panoramic position overlooking the lake and the valley. Very bright. The total commercial area of the property is approximately 164 square meters, plus a garage of 70 square meters a terrace with lake view of 50 square meters surrounds the land property with an area of 800 square meters. The property is composed as follows: On the floor ground (about 80 square meters of which 75 square meters are habitable has a living / dining room with fireplace, kitchen, hallway, bathroom. On the first floor (about 80 square meters) with access from the internal staircase from the internal entrance, it has large bedrooms, single bedroom, private bathroom with shower. Accessible attic. The property has a garage of 70 sqm. The property was built in the early 1900s and was renovated in 1970. It is in good general condition. The property is equipped with an autonomous diesel heating system, as well as satellite TV and ADSL coverage. The window frames are in aluminum with double glazing, the shutters in aluminum. The flooring is in single-fired ceramic. in total) is used for about half as a lawn garden with various olive trees and trees. Request Euro 180,000. (Energy Class: G and IPE > 225.395 Kwh / m2year). Ref. VL141





*IL CASTELLO IMMOBILIARE S.R.L.*

*Corso Garibaldi, 18/20 - 53047 Sarteano (SI)*

*P.IVA: 01070020522*

*Tel: 0578 266836 / Email: [info@ilcastelloimmobiliare.it](mailto:info@ilcastelloimmobiliare.it)*