

**Country houses for Sale in Castiglione del Lago (PG)**

**550.000 €**

**Ref: CS156**



**Size : 651 sqm**

**Field : 16 ha**

**Bedrooms : 7**

**Bathrooms : 1**

**Garage : Double**

**Energy class : G**

**IPE : 326,26**

CASTIGLIONE DEL LAGO (PG), in the hills between Umbria and Tuscany at an altitude of 290 m above sea level, for sale farmhouse to be renovated with a cadastral area of 382 m2 (on two levels) with outbuildings and sheds for 538 m2 (total cadastral surface area of 651 m2) . The land measures approximately 16 hectares divided between forest (approximately 14,300 m2), olive grove (approximately 3,300 m2) and arable land (approximately 120,000 m2), pasture (approximately 6,000 m2) and courtyards (approximately 13,000 m2). The main farmhouse is in good condition of conservation with roof and high floors redone maintaining the original characteristics, the rest of the renovation is to be completed. The farmhouse also allows the creation of both rooms with bathrooms for agritourism activities and the subdivision of the same into apartments, just as it is possible to resume an agricultural activity by restoring the farm which has been closed for some years. Reserved negotiation in the Agency with the possibility of viewing the floor plans of the places also with suggestions for transformations. Possibility of purchasing individual farmhouses with approximately 4 hectares of land or purchasing a portion of the company. Request Euro550,000 negotiable. (Energy Class: G and IPE > 300 Kwh/m2 year) Ref CS156



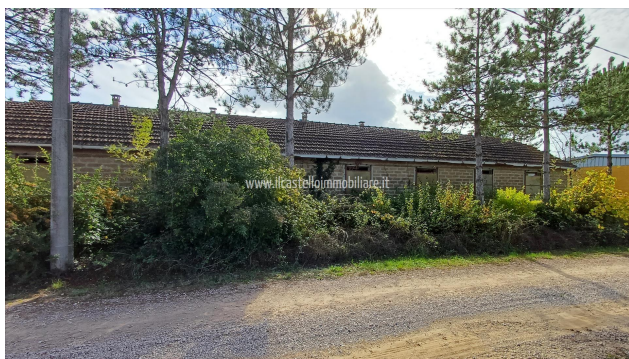












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