

# Umbria

## Castiglione del Lago

Ref. 5968: Beautiful 4 bedroom villa near the village and the lake  
Asking Price: € 320.000



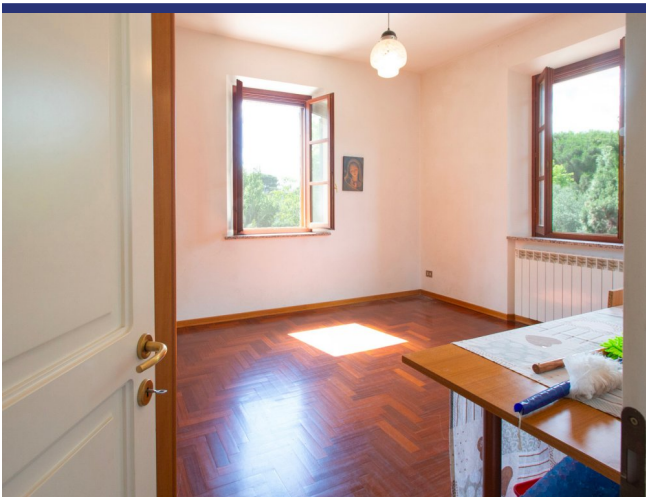
# Description

This charming villa is located near the charming Castiglione del Lago and Lake Trasimeno, it has three floors

The house is ready to be occupied and is in excellent condition. On the ground floor there is a spacious open kitchen that is the real heart of the house, a large and bright living room with fireplace, which will be perfect for organizing memorable dinners and convivial moments. A modern and functional bathroom completes the ground floor. Going up to the second floor, you will find four bedrooms, each an oasis of peace and comfort, accompanied by an elegant and functional bathroom and a practical hallway. On the third floor there is a semi-habitable attic with exposed beams, which is in excellent condition. With its rustic charm and cozy atmosphere, it offers an additional space that can be converted into a study, games room or just a relaxing place to read. The property also includes an outbuilding that is currently used as a wine cellar and proves to be a useful extension of the house.

There is a technical room and a fenced courtyard equipped with a barbecue and perfect for relaxing in the open air with your loved ones.

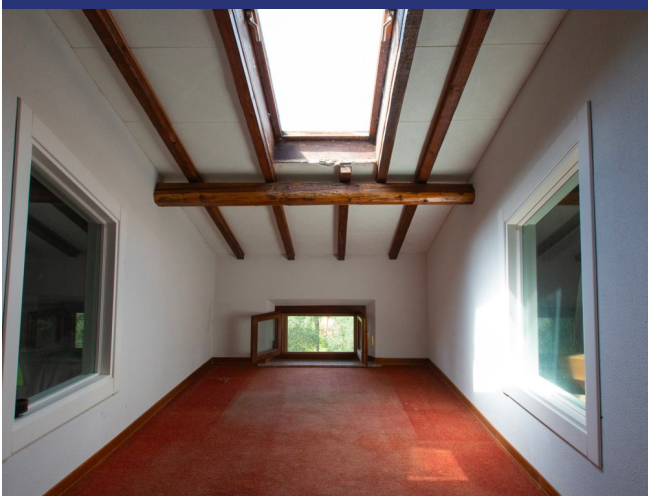
# Pictures



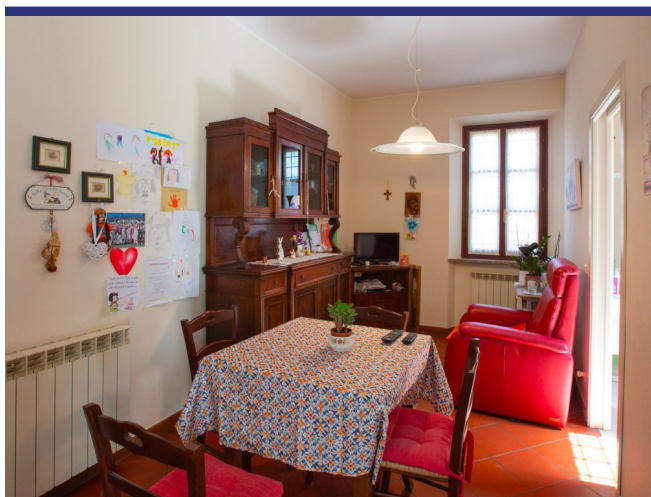
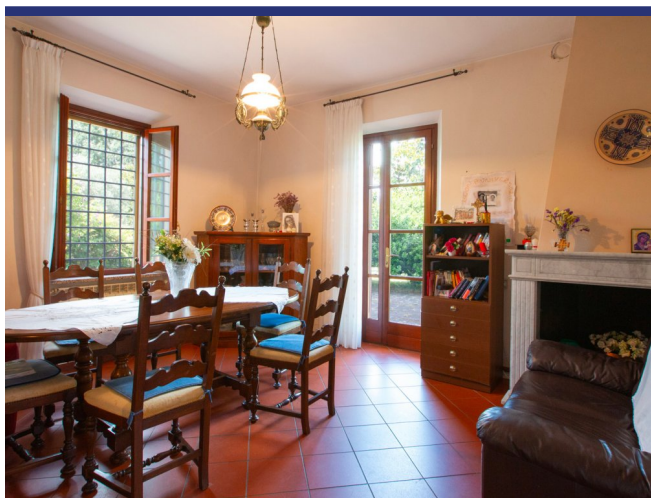
























# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5968
- Villa/Farmhouse
- Village House/Cottage
- Panoramic View
- 1 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 320.000
- Floorspace: 250 m<sup>2</sup>
- SQM Plot: 1350 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

