

# Umbria

## Castiglione del Lago

Ref. 5379: Recently renovated spacious former farm with tobacco drying house, 4 bedrooms  
Asking Price: € 790.000



# Description

Exclusive farmhouse in the Umbrian countryside on the border with Tuscany, with a panoramic view of Lake Trasimeno. The property was a former tobacco drying house, with four floors, recently renovated. On the ground floor, the glass patio door provides a lot of light. There is a large and cozy living room with fireplace, a dining room, kitchen, a double bedroom with private bathroom and an elevator. On the first floor, which is also accessible by two external stairs, there is a hall, living room with fireplace and elevator, two bedrooms with en-suite bathrooms. The attic on the second floor is accessed by a wrought iron staircase and here is a room with a bed and a bathroom with bathtub. The basement floor consists of a large tavern that can be used as a large open space, two bathrooms, a closet. The property includes a park garden of approximately 0.57ha of exclusive property, a shared swimming pool of 14x7 and a large outbuilding of approximately 350m<sup>2</sup>

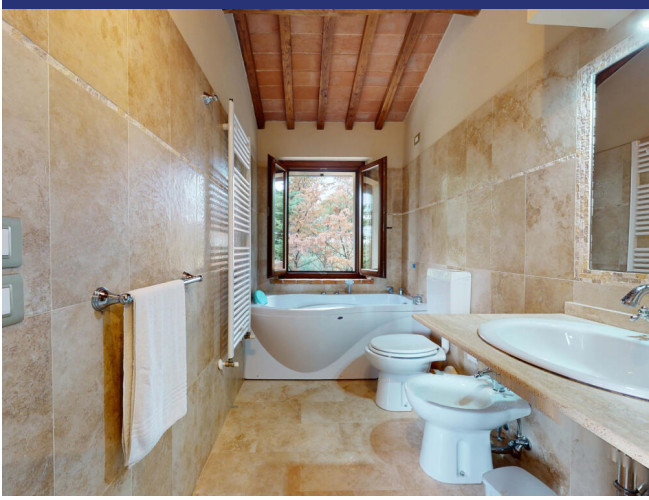
The house was completely renovated in 2021. The degree of internal and external finishing is very good. The window frames are double glazed and wood. An outbuilding was built with a reinforced floor and insulated cavity on which a walkable terrace with railing has been built.

An ideal spacious home as well as a holiday home to live in as well as permanently.

# Pictures



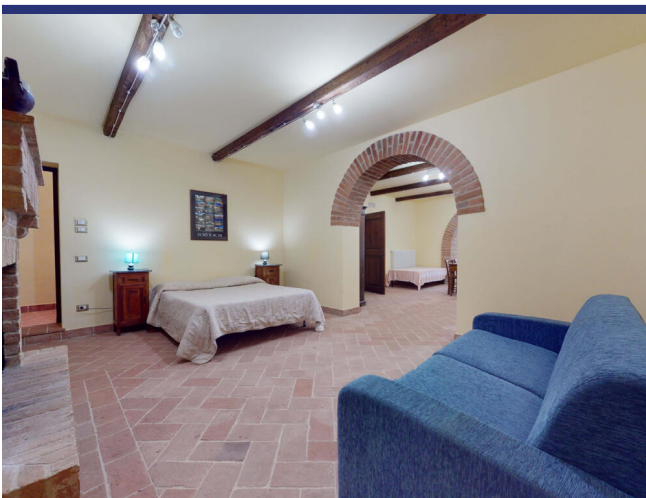




























# Location & Details



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

- Reference: 5379
- Villa/Farmhouse
- Panoramic View
- 10 km to Lake
- 135 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 790.000
- Floorspace: 525 m<sup>2</sup>
- SQM Plot: 2780 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 4
- 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?

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