

# Umbria

## Castiglione del Lago

Ref. 5991: Spacious rustic semi detached house with several apartments and swimming pool near Lake Trasimeno

Asking Price: € 430.000



# Description

A great authentic semi-detached house with lots of space and swimming pool, ideal to start b&b in or else as a large holiday home where you can receive family and friends. In the beautiful surroundings of Lake Trasimeno in the municipality of Castiglione del Lago near the village of Pozzuolo.

The property consists of three flats with unique features that have a living area of about 320 m2.

The first flat is about 90 m2.

In addition, we find a flat with a gross living area of about 125 m2. located on the first and second floor and consists of two bedrooms, two bathrooms and a large living room with fireplace.

A third flat has a gross living area of around 110 m2 and consists of three bedrooms and two bathrooms, ideal for families or groups. Thanks to its generous size, you can decide on your own layout. It is ideal for hosting large families or for those who want more space to themselves. The spacious kitchen opens onto a living room.

There are also rustic outbuildings including warehouse and stables, currently to be renovated, with an area of about 90 m2.

There is a 12 x 6 metre swimming pool with furnished patio, and a plot of about 3000 m2. with olive trees.

# Pictures

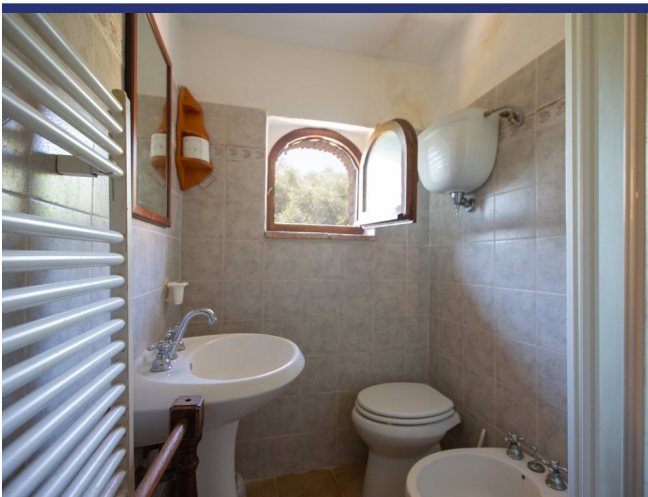


















# Location & Details



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

- Reference: 5991
- Villa/Farmhouse
- Apartment/In borgo
- B&B/Agriturismo
- Restoration Project
- Panoramic View
- 10 km to Lake
- 135 km to Sea
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 430.000
- Floorspace: 321 m<sup>2</sup>
- SQM Plot: 3000 m<sup>2</sup>
- Bedrooms: 8
- Bathrooms: 5
- 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)

