

# *Rolling Hills*

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CHARMING ESTATES



Ref: UCR-019

Umbria - Perugia - Castiglione del Lago

PRICE: 490.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
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## GENERAL INFORMATION

Surface: 285.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming-pool: 1

Land: 0.6 ha

Farmhouse with swimming pool for sale in Castiglione del Lago, Umbria.

Portion of a restored farmhouse with private swimming pool for sale. It is located in Umbria, with a magnificent view over the lake and it consists of 4 bedrooms, 4 bathrooms and a 6000 sq.m-fenced parkland.

It is also possible to build another 100 sq.m outbuilding.

The property is composed of a 185 sq.m farmhouse and a 100 sq.m outbuilding.

The main edifice (185 sq.m) is arranged over two floors:

Ground Floor, with a hallway, toilet, laundry room, big sitting room with a fireplace, dining room and kitchen with access to a porch.

First Floor, which comprises a sitting room, 3 bedrooms and 2 bathrooms. The master bedroom has a bathroom ensuite and a walk-in closet.

ENERGY CLASS "G" EPI (Energy Performance Index) 210 kWh/sq. m year.

The outbuilding (100 sq.m) was conceived as a large studio apartment with big windows and a bathroom. It can be used for guests or as an atelier.

The 6000 sq.m plot of land is a fully fenced parkland with a 10x 8 m scenic pool.

The house was perfectly restored by using the best materials on the market, so it does not require other restorative measures. In addition, the view over the lake is lovely.

DISTANCES: The edifice is 1 km from the nearest town, 10 km (15 min) from Castiglione del Lago (where you can find the railway station, the A1 toll road entrance and a Golf Club). In addition, in 30 minutes you can reach the main historic sites, such as Montepulciano, Cortona and Pienza. The nearest airports are Perugia (47 km, 50 min), Florence (120 km, 1h15 min) and Rome (170 km, 1h45 min).

PLEASE NOTE: Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com), to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



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