

Rolling Hills

CHARMING ESTATES



Ref: UCR-007

Umbria - Perugia - Castiglione del Lago

PRICE: 1.300.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 460.00 Mq

Bedrooms: 7

Bathrooms: 9

Swimming-pool: 1

Land: 4 ha

Bed and Breakfast for sale in Castiglione del Lago, Umbria.

Luxury Bed and Breakfast for sale located 5 minutes from the nearest town. It offers 7 bedrooms, 9 bathrooms, a swimming pool and 4 ha of land.

The property (480 sq.m in total) consists of a stone farmhouse (280 sq.m) and an outbuilding (180 sq.m).

The farmhouse was completely restored in 2006 and it is arranged over 2 floors and a turret:

On the Ground Floor are 4 bedrooms with a bathroom ensuite and a portico, a wide sitting room that includes a fireplace, a kitchen, dining area and bathroom.

On the First Floor there are two bedrooms with a bathroom ensuite and a balcony, a small apartment composed of a kitchen-sitting room with a balcony, bathroom and master bedroom in the turret.

All the rooms are wide and bright. In addition, every bedroom has a private external access.

Near the main edifice there is a 180 sq.m out outbuilding arranged over one floor and composed of a big sitting room with a fireplace, bathroom, kitchen, laundry room, study and two wide, unfinished rooms that could become two bedrooms or a small spa.

The plot of land is about 4 hectares, 1 of which is a parkland with a 6x12 m swimming pool. The other 3 hectares are arable land.

DISTANCES:The building is just 2.5 km (5 min) from the nearest town, where you can find all kind of shops and services and 5 km (10 min) from Castiglione del Lago. Within 20 km (30 min), you can reach several towns, such as Chiusi, Città della Pieve, Cetona and Montepulciano. The nearest airports are Perugia (52 km, 50 min) and Florence (120 km, 1h 30 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, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



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