

# *Rolling Hills*

---

CHARMING ESTATES



Ref: UCR-038

Umbria - Perugia - Castiglione del Lago

PRICE: 950.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 650.00 Mq

Bedrooms: 6

Bathrooms: 6

Swimming-pool: 1

Land: 12 ha

This 650 sqm villa is located in the countryside of Castiglione del Lago, Umbria, on the border with Tuscany and is surrounded by hills and unspoiled nature.

Inside you can breathe the charm of a villa of yesteryear, with 6 beautiful bedrooms, 6 bathrooms, an annex of 130 sqm that could become a delightful dependance for your guests and 12 ha of land with an incredible park enriched by statues, ornamental plants and an elegant swimming pool.

The property is distributed on three levels, where two apartments have been built.

On the ground floor we find the first apartment, consisting of a large and bright entrance hall, a living room with direct access to the outdoor porch, a well-equipped kitchen, 2 bedrooms and 2 bathrooms.

An internal staircase leads to the first floor, where we find the second apartment, consisting of a kitchen, a living room, a dining room, 4 bedrooms and 2 bathrooms.

The attic floor, reached by an internal staircase, is used as a shed.

The property also includes an annex of about 130 square meters currently used as a shed, which can be converted an annex, and an agricultural annex of about 300 square meters.

The land surrounding the house has a surface of 12 ha, used as arable land, forest and private park, where we find a beautiful swimming pool.

## STATE AND FINISHES

The property has been recently renovated, using materials of great value.

## SERVICES AND UTILITIES

The property has an LPG heating system, while the water supply is guaranteed by a private well and public aqueduct.

## USES AND POTENTIAL

The property is ideal both to create a small family-run accommodation facility and as a private residence where you can spend unforgettable moments with family and friends.

## LOCATION

The Villa is located in a strategic position, just a few meters from the border with Tuscany and only 5 minutes away (2km) from the nearest village.

Montepulciano 20 min. (15 km), Pienza 30 min. (25 km), Perugia 40 min. (45 km), Arezzo 40 min. (45 km).

The nearest airport is Florence 1h 30 min. (125 km).

