



## Villa Nardelli

### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 253,672.5

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Castiglione del Lago
Soumis:	04/09/2025

### Description:

Located in the Nardelli area, within the municipality of Castiglione del Lago, this intriguing property dates back to the 1950s and is surrounded by a convenient and functional garden of approximately 2,000 sqm. The residence, measuring about 160 sqm, is spread over two levels and offers spacious and versatile areas, ideal both as a primary home and as a countryside retreat. On the ground floor, the entrance opens to a welcoming living area featuring a fireplace and a wood oven, perfect for creating a warm and inviting atmosphere. Following this, there is a pantry, a spacious eat-in kitchen, a large double bedroom, and a generous bathroom. An internal staircase connects the ground floor to the first floor, which is also accessible through an independent external entrance, thus providing the opportunity to divide the property into two separate units. The first floor comprises a second eat-in kitchen, two double bedrooms, a smaller bedroom, and an additional bathroom. Adjacent to the house are a garage of approximately 39 sqm and a large panoramic terrace of about 28 sqm, both renovated around twenty years ago and in good condition. On the ground floor, with a separate entrance, there is also a rustic kitchen internally connected to the garage, ideal for convivial dinners or to be converted into a tavern. The surrounding land hosts around 28 olive trees and includes a masonry oven perfect for outdoor use, as well as a small vegetable garden equipped with a drip irrigation system powered by a well approximately 78 meters deep. This home offers a perfect solution for those seeking to live in a peaceful, natural setting while remaining just minutes away from the amenities and scenic beauty of Lake Trasimeno.

The house is habitable and functional, with finishes dating back to the time of construction or subsequent interventions. Any updating work can be considered according to personal preferences.



The property is connected to the public water, electricity, and sewage networks. Heating is currently powered by a LPG tank connected to the radiators. There is also a provision for connection to the methane gas network.

The property is perfect as a main residence for those wishing to live in the countryside, but also as a holiday home in a peaceful and well-connected area. Thanks to its size, two independent entrances, and customization potential, the property also offers strong potential for hospitality activities such as a vacation rental or B&B.

The property is located in the municipality of Castiglione del Lago and is situated in a rural area. It is well connected to main services and transportation routes. The nearest inhabited center with all services is about 1 km away, while Castiglione del Lago is approximately 5 km. The closest airports are Perugia at 60 km and Florence at 130 km.

The Great Estate group, for every property acquired, conducts a thorough technical due diligence through the seller's technical expert. This process allows us to gain a detailed understanding of each property's urban planning and cadastral status. This due diligence can be requested by the client upon genuine interest in the property.

The property is in the name of a natural person.

Condition: Reformed  
Année: 1950

### Commun

Dimesions du lot: 1330 m<sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2286/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2286/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 9776

