



## Domus Trasimeno



### 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 280,299.65

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Castiglione del Lago
Soumis:	24/01/2026

### Description:

The interior of the property opens onto a welcoming living area with open-plan kitchen, the true heart of the home, harmoniously distributing access to the other rooms. The sleeping area, designed for maximum relaxation, comprises three spacious double bedrooms with king-size beds and a fourth single bedroom, also ideal as a home office. Two modern windowed bathrooms and a practical walk-in wardrobe complete the layout, ensuring functionality and privacy. The historic soul of the residence is enhanced by an advanced home automation system, allowing heating, cooling, and security to be conveniently managed via smartphone. Access has also been modernized: the already installed digital keypads eliminate the need for physical keys, simplifying entry both to the building and to the apartment itself. Developed over a gross surface area of approximately 155 sq m on a single level, the property includes functional appurtenances such as an attic, a private cellar, and a second cellar shared at 50%. The true added value is revealed upon reaching the shared panoramic terrace: an extraordinary vantage point overlooking the rooftops of the village and extending across the waters of Lake Trasimeno. Living here means being in the very heart of Castiglione del Lago, just a short walk from local points of interest and the lakeshore, easily reached with a pleasant stroll. An excellent “turnkey” solution, ready to be enjoyed.

The property underwent a complete renovation in 2025, carried out using the most advanced construction techniques. The structure is in impeccable condition, the result of constant maintenance and meticulous attention to every detail by the ownership. The optimal solar exposure further ensures extraordinary natural light throughout all living spaces.

The property is equipped with all main services and is regularly connected to public utilities, with



compliant and certified systems. Water supply is provided by the municipal aqueduct, while heating is autonomous and powered by natural gas. Comfort management is entrusted to advanced home automation, allowing climate control via app; the same smart approach applies to access, managed through numeric keypads that eliminate the need for physical keys for both the building and the residence.

A splendid property, perfect for those who love living in the historic center, ready for immediate use with the utmost comfort. Located in an ideal position for exploring the most beautiful areas and the art- and history-rich cities of Umbria and Tuscany. Thanks to the double entrance from the gallery, the property also lends itself to being divided into two independent units, offering rare flexibility to host guests or generate income.

The property is located in the municipality of Castiglione del Lago. Nearby cities and airports : Perugia 30km, Rome 150km, Florence 150km

The Great Estate group conducts, through the seller's technician, a technical due diligence on every acquired property, allowing us to thoroughly understand the urban planning and cadastral status of each asset. This due diligence can be requested by the client upon genuine interest in the property.

The property is registered to private individual(s), and the sale will be subject to registration tax in accordance with current regulations (see purchase costs from a private seller).

Condition: Reformed  
Année: 1800

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2432/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2432/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10185

