



Ancient Lake Estate, A4 class, pool, tennis, - Castiglione del Lago



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,238,827.13

Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Castiglione del Lago
Indicatif régional:	06061
Soumis:	28/03/2026

Description:

Minutes from Lake Chiusi and Lake Trasimeno, 10-hectare park with vineyard and olive grove, 1700s estate for sale with two country villas and annexes.

Set on the gentle ridge marking the border between Tuscany and Umbria, this 18th-century estate sits 3 km from Lake Chiusi and 8 km from Lake Trasimeno, within easy reach of Pienza and Montepulciano. Masterfully restored to an A4 energy class, it blends heritage architecture with contemporary sustainability across 10.8 hectares (26.6 acres) of private land. Approached through an automatic gate and a paved driveway crossing manicured parkland, the estate immediately reveals privacy and harmony with nature. At its heart stand two beautifully restored former farmhouses, their warm façades and refined interiors reflecting a meticulous renovation completed in 2009. Today the estate offers 1,255 square meters (13508 sq ft) of living and hospitality spaces, designed to welcome family, friends, or travellers for their holidays. All rooms are fitted with air conditioned systems. The first villa combines convivial spaces with charming independent apartments. On the ground floor, a welcoming reception area, elegant dining room with fireplace, professional kitchen and guest facilities create the perfect setting for hosting or hospitality activities. Above and alongside these spaces are three independent apartments offering four bedrooms and three bathrooms. The second villa has been conceived as refined guest accommodation. Four elegant en-suite bedrooms open directly onto pergolas and garden views, while the upper level features a panoramic terrace and two private apartments, each with living room, kitchen, bedroom and bathroom. The generous basement level offers multipurpose spaces and technical rooms, easily adaptable for leisure areas. Surrounding the residences, a landscaped park houses a swimming, a tennis court,



shaded outdoor areas and open lawns create an atmosphere designed for long summer days and convivial evenings beneath the Umbrian sky. The estate remains deeply connected to its agricultural heritage. 120 olive trees produce fragrant extra virgin olive oil, while 2.4 hectares of vineyards cultivate Grechetto Bianco DOC, Sangiovese and Cabernet Sauvignon, offering the exciting potential for boutique wine production. Woodland, arable land and open countryside frame the property, creating a landscape of extraordinary serenity. Completing the estate are several substantial ancillary buildings, including a 440-square-meter basement structure suitable for conversion into a wellness spa and a 210-square-meter agricultural building with photovoltaic roofing. Sustainability is central to the property's philosophy, supported by a 29.9 kW solar energy system, artesian well, rainwater collection and modern high-efficiency systems. The result is a ready-to-live private retreat for a large family, a refined country residence for entertaining, or an exceptional opportunity to create a boutique hospitality resort in one of central Italy's most captivating landscapes.

PROPERTY Ref: CDL3573

Location: Castiglione del Lago, Province: Perugia, Region: Umbria

Energy Efficiency Rating: A4

Type: 1255 sq m/13508 sq ft ancient farmstead surrounded by 10,8 hectares/26.6 acres of land with vineyards and olive grove, 2 former farmhouses finely restored into apartment and guest suites, park with swimming pool and tennis court, solar energy with photovoltaic system, artesian well, agricultural annexes and carport

Year of construction: 1700

Year of restoration: 2009

Conditions: excellent

Land/Garden: 10,8 hectares/26.6 acres including a fully fenced 3250 sq m/0.3 acres park with swimming pool, along with a tennis court, paved driveway, automatic gate, an olive grove with 120 trees, 2.

Utilities:

Fixed telephone network: available

Internet: available

Heating: LPG tank on loan for use, condensing boiler, hot/cold air split system, each building is self-contained

Water: mains city supply + rainwater tank + 1 artesian well

- 80 meters deep for garden irrigation

Electricity: active + 29.9 kW photovoltaic system

Distance from services: 2,5km, Lago di Chiusi 3km, Lago Trasimeno 8 km

Distance from main airports: Perugia 55km, Florence 140km, Rome 200km

Building 1 - 330 sq m/3552 sq ft on two levels:

Ground floor: reception/shop, dining room with fireplace, second room, 4 bathrooms/courtesy bathrooms, professional kitchen; Apartment 1: living room/kitchen, 1 bedroom, 1 bathroom

First floor: Apartment 2: separate entrance via external staircase, living room/kitchen, 1 bedroom, 1 bathroom; Apartment 3: separate entrance via external staircase, living room/kitchen, 2 bedrooms, 1 bathroom



Building 2 – 275 sq m/2960 sq ft on 2 levels + 200 sq m/2152sq ft basement:

Ground floor: 4 bedrooms with en-suite bathrooms and porch/ pergola

First floor: large panoramic terrace; Apartment 4: living room/kitchen, 1 bedroom, 1 bathroom;

Apartment 5: living room/kitchen, 1 bedroom, 1 bathroom

Basement - 200 sq m/2152 sq ft: multipurpose space, 2 bathrooms, technical rooms

Building 4 – 440 sq m/4736 sq ft Basement: technical room, storage room, with the possibility of converting into a wellness center

Building 5 – 210 sq m/2260 sq ft Ground floor: agricultural equipment shed, roof with photovoltaic system and solar panels

Année: 1700

Commun

Pied carré fini: 1045 m²

Dimesions du lot: 108540 m²

Building details

Parking: Oui

Outdoor Amenities: Pool

Nombre de pieds carrés: 3

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/SIFI-T1844/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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