



## Villa Cesarini



### 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 997,464.88

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Castiglione del Lago
Soumis:	22/04/2026

### Description:

Villa Cesarini is arranged over three levels with a gross living area of approximately 533 sqm. The load-bearing structure dates back to the 1700s and preserves the character of historic Umbrian architecture, with plastered facades, stone cornices, and harmonious proportions. The most recent renovation was carried out in 1990; the maintenance condition is good, with interior and exterior finishes appropriate to the historic context. The main entrance opens into a spacious reception hall with high ceilings and terracotta flooring, from which the vertical connection develops via an internal staircase leading to the upper floors. The interiors are distributed across 16 rooms in total, including living areas, reception rooms, and bedrooms that retain original features such as wooden beams, arches, and thick masonry walls. The windows, overlooking the greenery and rolling hills, enhance the natural brightness ensured by the southern exposure. On the ground floor there are service areas and rooms of authentic character, including a charming olive mill dating back to 1849, unique of its kind, as well as storage rooms that can potentially be converted into bedrooms or lounges. The upper floors accommodate the main residential quarters. The first floor consists of 2 grand salons with large fireplaces, 7 bedrooms, and one bathroom. Ascending via the internal staircase, the second floor comprises a kitchen, 7 bedrooms, and one bathroom. A panoramic turret completes the main building. The internal layout features a rational distribution, with well-proportioned spaces in relation to the outdoor areas. The residence also includes a garage and various outbuildings and storage facilities for a total area of approximately 490 sqm. The property also includes 2 ha of land divided into olive grove and parkland garden.

The entire renovation was carried out in the early 1990s using the style and materials typical of that period. The structure is in good condition, although it would benefit from refurbishment to enhance its



charm and appeal. Externally, the property features plastered facades. Inside the main farmhouse, there are wooden beam ceilings and terracotta floors. The property enjoys good sun exposure and the interiors benefit from excellent natural light.

The property is fully functional, equipped with all main services and properly connected to all utilities. All systems are up to standard and in perfect working order. The water supply is provided by the public aqueduct. The heating system is autonomous and powered by LPG.

Due to its location, size and historical significance, Villa Cesarini is ideally suited as a prestigious private residence, as well as offering potential for development as a charming hospitality venture, set within an area highly sought after for cultural and nature tourism, among medieval villages, Umbrian art cities and the shores of Lake Trasimeno.

The property is located in the municipality of Castiglione del Lago; the distance to the main services is 2 km. Distance to major airports: Perugia 35 km, Ancona 165 km, Florence 155 km, Rome 170 km

The Great Estate group, for every property acquired, conducts a technical due diligence through the seller's appointed technician, allowing us to thoroughly understand the urban planning and cadastral status of each property. This due diligence report may be requested by the client upon expressing 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). Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Condition: Reformed  
Année: 1700

### **Commun**

Dimesions du lot: 17820 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2564/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2564/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 4717



IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

---

