



## AZ25 winery with villa and two lakes close to Trasimeno lake



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 990,000

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Umbria
Város:	Castiglione del Lago
Feladta:	2025. 10. 22.

#### Leírás:

**CASTIGLIONE DEL LAGO:** At 300 meters above sea level, a Wine Estate covering a total of 18 hectares divided as follows:

- Approximately 13 hectares of vineyards planted with Sangiovese, Merlot, Sagrantino, and Sirah for red wines, and Trebbiano and Grechetto for white wines.
- 7,000 square meters of land between flat arable land and uncultivated areas.
- 4 hectares of woodland with tall trees.

The property includes a brick villa of approximately 504 sqm divided into 5 apartments as follows:

Ground floor with two independent apartments consisting of a living room with kitchenette, bedroom, small bedroom, and bathroom.

First floor with the main apartment comprising a living room with fireplace, kitchen, two large double bedrooms, and a bathroom.

Second floor with an apartment consisting of a living room with kitchenette, storage room, double bedroom, and bathroom.

The property also features a cellar on the ground floor with a tasting room and facilities, a 300 sqm warehouse used as a tool shed, 2 lakes totaling 30,000 cubic meters for irrigation, 3 active wells, and an outbuilding with living room, kitchenette, bedroom, and bathroom. It also includes all agricultural equipment for vineyard operations and a pre-installed irrigation system in the vineyards. Quiet location, 5 minutes from the town. Views of Cortona and a glimpse of Lake Trasimeno.

### Gyakori

Hálósobák:

9



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Fürdőszobák: 6  
Kész négyzetméter: 804 nm

## Room details

Total rooms: 15

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/CEAS-T1710/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T1710/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: az25

