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# 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: USD 1,393,750.17

## 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

Hálószobák: 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\_campa

ign=multicast&utm\_medium=web&utm\_source=I

MLIX.COM

**Contact information** 

IMLIX ID: az25

