



## Agriturismo con vigneti DOC, Castiglione del lago - Umbria



### Informazioni sull'Agente

|                   |  |
|-------------------|--|
| Nome:             | ArKadia  |
| Nome della ditta: |  |
| Nazione:          | United Kingdom   |
| Telefono:         |  |
| Languages:        | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Dettagli dell'inserzione

|                |                  |
|----------------|------------------|
| Proprietà per: | Saldi            |
| Prezzo:        | USD 1,462,465.97 |

### Posizione

|                              |                      |
|------------------------------|----------------------|
| Nazione:                     | Italia               |
| Stato / Regione / Provincia: | Umbria               |
| Città:                       | Castiglione del Lago |
| Cap:                         | 6061                 |
| Pubblicato:                  | 21/08/2025           |

### Descrizione:

An agriturismo and wine estate is for sale with an annexe, large vineyard and land overlooking Lake Trasimeno in Castiglione del Lago, Perugia. Well known for its archaeological treasures, ancient battle with Roman soldiers and site for artistic inspiration, the region around Lake Trasimeno now occupies the famous Perugia Wine Trail. This property takes full advantage of its premium location managing a farmer's market shop and large cellar on the ground floor of a two story villa that also accommodates four holiday lets, each with independent entrance. Adjacent to the villa is a one level, fully equipped residential annexe and large warehouse used for storage of agricultural machinery. A well-kept garden surrounds the buildings, and 13 hectares / 32 acres of additional land are dedicated to the DOC vineyard that grows Merlot, Sangiovese, and Syrah among other grape varieties. The property is ideal for those dreaming of living in a much loved area of Italy producing good wine and managing a small holiday destination.

Property Ref: CDL2095

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

Type: 17 ha / 42 acres farm and wine estate: 13 ha / 32 acres DOC vineyard; 437 sq m / 4704 sq ft villa with four apartments each with independent entrance; farmer's market shop for sale of the company's products; cellar; annexe; warehouse for storing agricultural machinery and equipment.

Annexes: Large warehouse for agricultural machinery and equipment 312 sq m / 3360 sq ft; residential annexe on one level 63 sq m / 678 sq ft.

Condition: Good, ready for immediate commercial purposes.



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Land: 17 hectares / 42 acres: 13 hectares / 32 acres DOC vineyard with Merlot, Sangiovese, Sagrantino, Syrah, Trebbiano, Gamay Perugino and Grechetto grapes. Large, well kept garden surrounding villa and annexe.

Pool: Possible to construct a pool subject to planning permission.

Utilities:

Landline: Available.

Wi-Fi: Available.

Heating: Autonomous (LPG).

Water: Mains water supply and four wells, two ponds for rainwater collection.

Electricity: Connected.

The property is owned by a company.

The location, for privacy, is approximate.

Energy Efficiency Class: F

Distance to services: 1.5 km / 0.9 miles; 5 minutes from Castiglione del Lago 3 km / 2 miles; few hundred meters from Lake Trasimeno. Perugia 42 km / 26 miles; Chiusi 22 km / 14 miles; Cortona 19 km / 12 miles; Montepulciano 24 km / 15 miles; Chianciano Terme 25 km / 16 miles. Perugia-Bettolle motorway 8 km / 5 miles to Florence 117 km / 73 miles; Rome 174 km / 108 miles.

Distance to main airports: Perugia 55 km / 34 miles, Florence 134 km / 83 miles, Rome 209 km / 130 miles.

Access: 600 m gravel road.

Layout:

Ground Floor:

Apartment 1:

Kitchen/living room,

Two bedrooms and a small porch, used as tourist accommodation/B&B;

Apartment 2:

Kitchen/living room,

Bathroom and large porch with access to the living area, used as tourist accommodation/B&B;

Farmer's market shop for sale of the company's products; laundry area; bathroom and dressing room;

Cellar;

First Floor:

First Floor, accessible via an external staircase, divided into two separate apartments currently private residence of the owners:

Apartment 3:

Large kitchen/Living room,

Two bedrooms and a bathroom;

Apartment 4:

Living room,

Kitchen/dining area,

Two bedrooms and two bathrooms;

Annexes: Living room, kitchenette, bedroom, bathroom, porch and two service areas.



## Comune

Finito piedi quadrati: 170000 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/SIFI-T1447/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1447/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 19791

