



## Casale del Pozzo



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,286,327.33

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Panicale
Geplaatst:	28-03-2026
Omschrijving:	

Il Casale del Pozzo, approximately 290 square meters of commercial space, is arranged over two levels: on the ground floor, accessible through 3 separate entrances from the garden where there are 2 spacious porticos, one facing north and one facing south, there is an entrance hall, a very spacious kitchen with a striking tall fireplace - perfect for preparing delicious BBQs - and a wood-fired oven - ideal for excellent homemade pizza -, followed by a large pantry that also serves as a laundry room. Continuing on, there is a characteristic living room with a double-sided fireplace that also serves the adjacent expansive lounge. On the same level there is a bathroom, a study, and a technical room. On the first floor there are 3 double bedrooms, 2 of which feature a mezzanine level, 3 bathrooms, 2 of which are ensuite, a Finnish sauna with shower, and a large walk-in wardrobe. The highlight of the master bedroom, in addition to the spacious internal wardrobe and the ensuite bathroom with shower and double bathtub, is the access to the charming panoramic balcony overlooking the Nestore Valley. The garden, approximately 2600 square meters, features a beautiful 12x6 mt saltwater swimming pool, a 100 mt deep artesian well, and an outbuilding of about 48 square meters in need of renovation. The property is completed by over 3 hectares of land, partly arable and partly olive grove, with approximately 300 olive trees and a small lake.

The farmhouse underwent a meticulous renovation in 2006 and today presents itself as perfectly insulated, both at roof level and in the floor slabs, ensuring excellent living comfort and energy efficiency. The heating system is underfloor, created with channels covered in quartz sand, a solution that guarantees an even distribution of heat. The interior finishes enhance the traditional style: the floors are in terracotta, while the ceilings reflect typical Umbrian architecture, with chestnut wood beams and terracotta tiles. The window and door frames, also in chestnut wood, further contribute to the aesthetic coherence and refined character of the property. In terms of security, the farmhouse is equipped with



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wrought iron grilles on all windows and doors: a valuable feature for those who wish to preserve this element, yet easily removable for anyone who prefers more open, bright, and airy interiors.

The farmhouse, in energy class D, is equipped with all utilities, regularly connected to the public networks: electricity, mains water supply, and telephone line with internet connection. Underfloor heating is powered by LPG; however, the current owners primarily use the hot/cold air conditioning system with its 3 heat pumps, ensuring more flexible temperature management. Completing the technological features, the property is fitted with an alarm system, both perimeter on the window and door frames and internal volumetric, as well as a built-in wall sound system that distributes music throughout every room. Externally, the garden is enhanced by a lighting system and an electric gate; however, the property is not fenced. Wastewater disposal is managed through a private septic tank with soakaway system. The furnishings may be sold separately from the asking price.

Il Casale del Pozzo, with over 3 hectares of gardens, olive groves and arable land, a 12x6 mt saltwater swimming pool, a fully operational well with a depth of 100 mt and an outbuilding to be restored of approximately 48 sqm, offers 290 sqm of fluid and inviting spaces. Ideal as a private and panoramic primary residence or a charming second home, it is well suited for a B&B, relais with wellness area, holiday rentals or as a venue for small events and ceremonies. A setting of historical value with strong potential for appreciation.

On a hill in the Lake Trasimeno area, in a setting of notable landscape interest just 15 km from Panicale and the main services, Casale del Pozzo is reached via 2.4 km of unpaved road; the first amenities are only a 10-minute drive away. The position is private and peaceful, with southern exposure ensuring constant natural light. The view opens onto the Umbrian hills, the garden, the swimming pool and the surrounding woodland, offering wide and uninterrupted vistas. Lake Trasimeno is just 20 minutes by car, Perugia and the railway station 40 minutes, Umbria International Airport "San Francesco d'Assisi" 45 minutes, and the first A1 motorway exit at Fabro 40 minutes. Rome can be reached in 2.25 hours and Florence in 2 hours.

Great Estate Group, through the owner's specialist, draws up a due diligence on each property, which allows to perfectly know the urbanistic and cadastral situation of every property. The due diligence can be required in case of real interest in the property.

The property is registered to a private individual, with no encumbrances. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Conditie:	Reformed
Gebouwd:	1800

### **Algemeen**

Lot Afmeting:	33275 m <sup>2</sup>
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### **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/KPMQ-T2498/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2498/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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