



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



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,166,349.28

### Localização

Country:	Itália
State/Region/Province:	Úmbria
Cidade:	Castiglione del Lago
Adicionado:	22/10/2025

#### Informação adicional:

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.

### Comum



---

Quartos de dormir:	9
Banheiro:	6
Pés quadrados acabados:	804 m <sup>2</sup>

## Room details

Total rooms:	15
--------------	----

## Rental details

Furnished:	Sim
------------	-----

## Lease terms

Date Available:	
-----------------	--

## Informação adicional

URL do site:	<a href="http://www.arkadia.com/CEAS-T1710/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/CEAS-T1710/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

## Contact information

IMLIX ID:	az25
-----------	------

