#### Mercado Imobiliário IMLIX



https://www.imlix.com/pt/

# AZ25 winery with villa and two lakes close to Trasimeno



# 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 1,393,750.17

### 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

# IMLIX

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Quartos de dormir: 9

Banheiro: 6
Pés quadrados acabados: 804 m²

**Room details** 

Total rooms: 15

**Rental details** 

Furnished: Sim

Lease terms

Date Available:

Informação adicional

URL do site: http://www.arkadia.com/CEAS-T1710/?utm\_campa

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MLIX.COM

**Contact information** 

IMLIX ID: az25

