



## Il Gioiellino



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 403,614.95

#### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Castiglione del Lago
Soumis:	23/07/2024

#### Description:

204 sqm house in a very panoramic position with splendid views of Lake Chiusi with the nearby town easily reachable on foot. Built in 2013 and very well insulated, 4.5 kW photovoltaic panels. The house is small but very welcoming: on the ground floor there is a large open space with kitchen and living room with windows overlooking the hills and Lake Chiusi, a wooden porch with the same wonderful view and also a hallway and bathroom. On the upper floor there are three bedrooms, a bathroom and hallway. Near the house there is a second unit that can be used as a guest house which has a kitchen and living room, two bedrooms and a bathroom. The two units are connected via a roof. There is also a garage and a cellar used as a warehouse. The house is surrounded by a garden of approximately 2,440 sqm with olive and fruit trees. The property is perfect both as a first home and as a holiday home.

House built in 2013 with attention to detail. The house has a roof, photovoltaic panels, air conditioning and underfloor heating.

The house is connected to the public aqueduct and the electricity grid. Dispersion IMOFF sewer.

Excellent as a first or second home.

In the surrounding area of a small town.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This



due diligence may be requested by the customer at the time of a real interest in the property.

The house is registered in the name of a private person.

Condition: Reformed

Année: 2013

### Commun

Dimesions du lot: 2440 m<sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T1899/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1899/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 8310

