



## CDL7174 – Independent villa in the historic center with a garage, garden, and panoramic view of Lake Trasimeno.



### 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 933,613.37

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Castiglione del Lago
Soumis:	21/08/2024

### Description:

Castiglione del Lago (PG): Independent villa on three levels of approximately 190 sqm composed of:

- On the ground floor, a veranda used as a dining room, a habitable kitchen, a living room, a bathroom with shower, and a panoramic terrace of about 100 sqm.
- On the first floor, with an additional entrance, there are two double bedrooms, both with an internal space used as a study or walk-in closet and a balcony with a lake view, and a bathroom with a jacuzzi.
- On the second floor, a large living room with a fireplace and a balcony with panoramic windows overlooking Lake Trasimeno, a double bedroom with an internal study/walk-in closet and a balcony, and a bathroom with a shower.

The villa was entirely renovated ten years ago, with the reconstruction of the ceilings and all the terraces, featuring a centralized system already prepared for air conditioning, internal insulation, a thermodynamic panel on the roof for sanitary water, and an alarm system.

The property includes a 500 sqm garden divided into terraces with olive trees, a parking space with an automatic gate accessed from the historic center, a garage of approximately 36 sqm facing the road towards the lake, a storage room with services of 20 sqm, and an additional paved terrace with lake view of 30 sqm.

Panoramic and quiet location, just a short walk from the historic center and the shores of the lake. Suitable for conversion into a tourist facility.



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Exclusive lake view.

Condition: Excellent  
Année: 2014

## Commun

Chambres: 3  
Salle de bains: 3  
Pied carré fini: 190 m<sup>2</sup>

## Room details

Total rooms: 7

## Building details

Number of Garages: 1  
Nombre de pieds carrés: 3

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/CEAS-T1429/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T1429/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: cdl7174

