



## Casale Le Due Piscine



### 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 1,397,222.72 |

### Localização

|                        |                      |
|------------------------|----------------------|
| Country:               | Itália               |
| State/Region/Province: | Úmbria               |
| Cidade:                | Castiglione del Lago |
| Adicionado:            | 01/07/2024           |

#### Informação adicional:

This splendid farmhouse was built from scratch using quality materials but maintaining the typical rustic style. The property has a total area of approximately 300 sqm and is currently divided into 3 separate units but can easily be reunited. The main house, which is accessed from the main gate, has a large paved square, an outdoor kitchen with barbecue area and an enchanting illuminated swimming pool. Internally we find a large bright living room connected by large French doors to the swimming pool, storage room, kitchen, bathroom and a large master bedroom with wardrobe. The whole is completed by a large bright room currently used as a study located above the covered garage. The other 2 units are 2 independent apartments accessible both from the main property and from an independent driveway and composed of a kitchen, bedroom and a bathroom with shower. Outside we find the second swimming pool which is also illuminated, a green garden with a well, a shed with a photovoltaic roof and a gazebo. The property includes an olive grove with 100 olive trees in production and building land with a project for the construction of a further farmhouse of 150 sqm + 30 sqm of appurtenances.

The farmhouse has been finely renovated with quality materials that give an atmosphere of luxury and refinement. Internal and external floors are in stoneware, finishes are in aluminum covered with wood. Double glazing in all windows of the property. The roof was insulated in 2023 and there is also a home automation system.

The property has all services and is connected to all utilities. The water supply is guaranteed by connection to the public aqueduct and by a 120 meter well. Electricity is provided by a 6 kW photovoltaic system. There is an underfloor heating system and radiators as well as air conditioning with heat pumps.



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There is a Wi-Fi network and volumetric alarm.

The property can be used both as a hospitality business and as a private residence.

The property is located in the municipality of Castiglione del Lago. The main amenities are within walking distance. Distance from main airports: Perugia 35 km, Ancona 155 km, Florence 135 km, Rome 200 km

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 property is registered in the name of a natural person.

Condição: Reformed

Construído: 2023

## Comum

Tamanho do lote: 6643 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/KPMQ-T1879/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1879/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 8865

