CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
Phone number (+39) 075 9276639

Historical villa: for Sale in Castiglione del Lago
€ 1.150.000
Ref. CBI160-2553-120



1.555 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 12

PROPERTY DESCRIPTION

In Il Ferretto, where the borders of the Papal States and the Grand Duchy of Tuscany once met, 20 km from Cortona, stands a residence of rare beauty and historical value: a villa built in the 18th century and completely restored in 2007 with custom-made, handcrafted furnishings.
The property is located within the Lake Trasimeno Natural Park, an extraordinary natural setting where the richness of flora and fauna combines with a particularly favorable microclimate, allowing the lush growth of plants typical of more temperate and Mediterranean zones.

INTERNAL COMPOSITION

The villa is spread over two main levels. The ground floor, accessed through a shared entrance, features a welcoming living area with a kitchen and dining room, flanked by three bedrooms and three bathrooms. The upper floor, connected internally by a large and bright staircase, houses a second, self-contained residential unit with a mirrored living area, four bedrooms, and three bathrooms. The total living area exceeds 850 square meters.

Added to this are approximately 530 square meters of space in the basement, currently used for utility and storage spaces, but easily convertible to suit your needs. These spaces are also furnished with entirely handcrafted furniture, giving the entire property an authentic and exclusive feel.

STATE AND FINISHES

The villa's interior is a tribute to taste and craftsmanship: the floors alternate between finely crafted terracotta and parquet, while the coffered wooden ceilings, also handcrafted, convey the noble atmosphere of period homes.
Each room is embellished with custom-made paintings and furnishings, meticulously crafted down to the smallest detail. The restoration also included the exterior façades, restoring them to their original splendor.
The wooden window frames have been renovated with double glazing and wooden shutters, offering perfect thermal and acoustic insulation.
The air conditioning system guarantees maximum comfort in every season.

OUTDOOR SPACES

Outside, the villa is framed by an enchanting Italian garden of approximately 3,380 m2, entirely fenced, embellished by a monumental eighteenth-century fountain.
The presence of a 77 m2 swimming pool contributes to making the property a truly charming retreat.
There is also a woodshed and a lemon house for a total of 90 m2.
Two wells, one dating back to Roman times and located right in front of the villa and the other dating back to the early 1900s, ensure a constant water supply throughout the year.

USE AND POTENTIAL

This property is an ideal solution for those who want to live immersed in the beauty of the Umbrian countryside, just a few kilometers from Cortona and Lake Trasimeno and close to the main services, without sacrificing privacy and tranquility.
Perfect as a prestigious private residence, it also lends itself to continuing an already well-established high-end hospitality business, offering guests an authentic and refined experience in a setting of timeless charm.

Certification

Energy Class: Not appliable

Property Informations

Address: Località il Ferretto, SNC	**Zip Code**: 6061
Bedrooms: 7	**Bathrooms**: 6
Rooms: 12	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Date of construction**: 1700
Current Status: Available after the deed of sale	**Garden**: Private, 3.380 sq.m
Sea distance: 2.000 meter	**Kitchen**: Eat-in kitchen

















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