



# Historical villa: for Sale in Castiglione del Lago

## € 850.000

### Ref. CBI196-3021-39



**900 sq.m | Bathrooms: 5 | Bedrooms: 10 | Rooms: 21**

Nestled on a gentle hill at an altitude of approximately 360 metres, on the border between Umbria and Tuscany, this extraordinary late eighteenth-early nineteenth-century manor house represents a rare example of noble rural architecture, passed down in the same family for over three centuries.

The property, approximately 900 square meters spread over three levels and divided into 25 main rooms, retains the charm of ancient Umbrian homes, with high ceilings, original floors, and period details that tell a long story of life and tradition. The property sits on a 2-hectare courtyard, adorned with centuries-old trees-pines, cypresses, lime trees, and horse chestnuts-and a bicentennial mulberry tree that greets visitors at the entrance. The grounds also include olive trees and productive vineyards, producing Colli del Trasimeno DOC wine, and five rural outbuildings currently used as storage facilities.

The villa enjoys a 360° panoramic view spanning Città della Pieve, Paciano, Panicale, Lake Trasimeno, Cortona, Montepulciano, and Chiusi, offering some of the most evocative glimpses of the Umbrian-Tuscan landscape. Its location is ideal: just 12 km from the Chiusi-Chianciano motorway exit and 9 km from Chiusi train station, easily accessible from Rome and Florence.

Inside, a rare 19th-century olive oil mill, documented by RAI for its uniqueness and also used as a film set, bears witness to the estate's



agricultural past. One of the rooms also houses a depiction of the Madonna attributed to the Sassoferrato school.

The roof has been completely redone, and the villa has an elevator serving all three floors. Outside, a 1930s turret replaces the original one destroyed by lightning, adding further architectural character to the complex.

In addition to the main courtyard, it is possible to purchase up to 38 hectares of adjacent agricultural land, ideal for expanding the property or building a panoramic swimming pool thanks to the excellent sun exposure of the area across the road.

A place of extraordinary elegance and authenticity, where history, nature, and landscape blend in timeless harmony.

## Certification

**Energy Class:** C

## Property Informations

**Address:** Località Cantagallina, 11

**Bedrooms:** 10

**Bathrooms:** 5

**Rooms:** 21

**Internal condition:** Good

**---** data\_operazione **----**: 0000-00-00

**---** esclusiva **----**: 1

: 0000-00-00

**Floor:** Multilevel

**Total floors:** 3

**Parking space:** Covered

**Lift:** Yes

**Date of construction:** 1800

**Current Status:** Available after the deed of sale

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 2.000 sq.m

**Sea distance:** 5.000 meter

**Kitchen:** Eat-in kitchen

**Garage:** for one car









