



THE  
**REMAX**  
COLLECTION  
CRYSTAL

## The RE/MAX Collection Crystal

AGENCY — ROMA

CASTIGLIONE DEL LAGO — UMBRIA

Historic mansion with lake view, outbuilding and park - On the border between Umbria and Tuscany

€ 850.000

PRICE

900 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Historic mansion with lake view, outbuilding and park - On the border between Umbria and Tuscany


Elegant 19th-century aristocratic villa for sale in a commanding position among the rolling hills of Umbria and Tuscany, just minutes from Lake Trasimeno. The property, immersed in nearly 2 hectares of private parkland with ancient trees, offers panoramic views of the lake and Castiglione del Lago, and is complemented by five accessory buildings, ideal as guest or staff annexes. The authentic and charming historic home is spread over three main levels plus a panoramic turret, for a total of more than 900 square meters, served by an internal elevator. A majestic central mulberry tree creates a natural pergola that provides shade and atmosphere for outdoor dining. The ground floor features rooms originally used as stables and warehouses, now used as exhibition spaces, including

an old oil mill with original machinery, stone arches and exposed beams. The main floor houses refined lounges with fireplaces, a large kitchen, dining rooms and three bathrooms, embellished with frescoes, historic fireplaces and antique terracotta floors. The second floor includes a large central hall and five bedrooms, perfect for accommodating a large family or for starting a charming accommodation facility. At the top, the attic and turret provide breathtaking views of the lakes and surrounding countryside, ideal for admiring unique sunsets. The accessory buildings, totaling about 185 sq. m., offer great flexibility of use and the possibility of conversion back into independent living quarters. The villa is in good structural condition, with recently renovated roof...

 **900 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 850.000**  
PRICE

## FEATURES



THE  
**REMAX**  
COLLECTION  
CRYSTAL  
The RE/MAX Collection  
Crystal

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

 **PHONE**  
06 92594801

 **EMAIL**  
crystal@remax.it

 **ADDRESS**  
via giuseppe mercalli 3, Roma, Roma