



# Castle for sale in Magione Montesperello € 3.900.000 Ref. CBI134-1917-24



**3.500 sq.m. | Bathrooms: 20 | Bedrooms: 40 | Rooms: 60**

## PROPERTY DESCRIPTION

On the border between Umbria and Tuscany, in a solemn hilly and panoramic position overlooking Lake Trasimeno, we offer for sale this majestic medieval castle, recently and skilfully renovated.

## THE CASTLE

The complex looks like a suggestive fortification of great historical value, the construction of which, according to legend, would have very ancient origins: it would in fact date back to the year 608.

The property is spread over an area of over 3,500 m2. and is made up of the Castle, an adjacent Villa and over 4.5 hectares of land.

Thanks to its dominant position, it was an important defense outpost from enemies and, over the centuries, it has undergone numerous attacks, some of which have led to its partial or total destruction.

The castle was also included in the "Byzantine Corridor", a portion of territory administered by the Byzantines and the only connection between Rome and Ravenna during the period in which the Goths and the Longobards settled on the peninsula.

In 1400, the fortification was an outpost to defend the Umbrian territory and subsequently the small village that currently exists and is inhabited was created around it.



#### THE VILLA

The nineteenth-century villa is spread over four floors in addition to the two levels of the characteristic turret with arched windows. The renovation was limited to the conservative restoration of the walls and the laying of the beams that support the floors. The original floors have also been recovered and preserved.

The renovation project, still underway today, involves the installation of systems, the construction of 6 apartments, each with its own living area, two bedrooms and two bathrooms, and common and service areas in the basement.

#### STATE AND FINISHES

The castle, which is made up of two adjoining blocks connected with internal stairs and external entrances, has recently been the subject of meticulous conservation and structural consolidation work. The various interventions include: the conservative restoration of the wall paintings and frescoes, the complete renovation of the roof, the installation of wooden window frames, the flooring of the ground floor and basement with original terracotta tiles, the installation of new electrical systems, water and heating.

#### OUTDOOR SPACES

The structure is surrounded by large gardens and courtyards, finely finished and equipped with a lighting system, which offer a breathtaking view of the surrounding countryside, with Lake Trasimeno in the background.

The castle also enjoys 4.7 hectares of land, divided between olive groves with 350 trees (3.3 ha), pasture (1.1 ha) and gardens (0.3 ha).

The complex has two access routes that branch off from the road that climbs the hill and a beautiful tree-lined footpath.

Below some parts of the castle is a tunnel carved into the rock, which was found to lead outside the fortress walls. It is assumed that in the past it was an escape route for the lords in the event of a siege.

#### USE AND POTENTIALITY

This characteristic and particular property, thanks to its size and splendid location, is ideal for starting a high-level accommodation business. It is in fact possible to create a luxury relais or a hotel with over 40 rooms and large halls.

#### LOCATION AND CONTEXT

The castle is located in a strategic position, which opens up countless possibilities for those who stay there, being close to the most interesting places in central Italy. The proximity to the E45 highway also offers considerable visibility and attractiveness to the property.

At a very short distance (3.7km) it is possible to find one of the most important racetracks in Italy, the Autodromo dell'Umbria - Mario Umberto Borzacchini (Magione), which every year hosts automotive events of great interest, including rallies and races endurance for historic cars.

The structure would therefore also be perfect for hosting events related to the world of cars.

The location is also favorable for golf lovers, in fact, a very short distance away we find the Antognolla Golf Club, one of the most challenging and spectacular courses in Italy, the Perugia Golf Club and the Lamborghini Golf Club.

#### DISTANCES AND LOCATIONS

Easily accessible and not far from the center with all basic services in just 10 minutes.

The castle is very close to the junction of the E45 (4km) and is located halfway between Rome (185km) and Florence (136km), in fact its position allows you to move easily between Umbria and Tuscany.

##### City:

- Mansion 5km
- Passignano sul Trasimeno 15km
- Perugia 19km
- Cortona 35km
- Assisi 42km
- Montepulciano 51km
- Montefalco 56km
- Todi 60km
- Pienza 67km
- Spoletto 77km
- Orvieto 91km

##### Sea and Lakes:

- Lake Trasimeno 6.3 km
- Bolsena lake 104 km
- Adriatic Sea 147km



· Tyrrhenian Sea 182km

**Airports:**

Perugia San Francesco 27 km  
· Ancona Raffaello Sanzio 131km  
Florence Vespucci 156km  
· Rome Ciampino 199km  
· Rome Fiumicino 214km

**Highway:**

· Orvieto motorway exit 71.7 km  
· Chiusi tollbooth 39 km

**UTILITIES:**

Heating connected  
Connected gas  
ADSL internet  
Mains water Municipal water network + 3 cisterns  
Electricity Active

## Certification

**Energy Class:** Not available

## Features

Property ID: CBI134-1917-24	Contract: Sale
Categoria: Castle	Zip Code: 6063
Municipality: Magione	Zona: Montesperello
Total sqm: 3.500 sq.m.	Bedrooms: 40
Bathrooms: 20	Rooms: 60
Internal condition: Restored	Independent heating: Heating
Parking space: Carport	Date of construction: 608
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for four cars

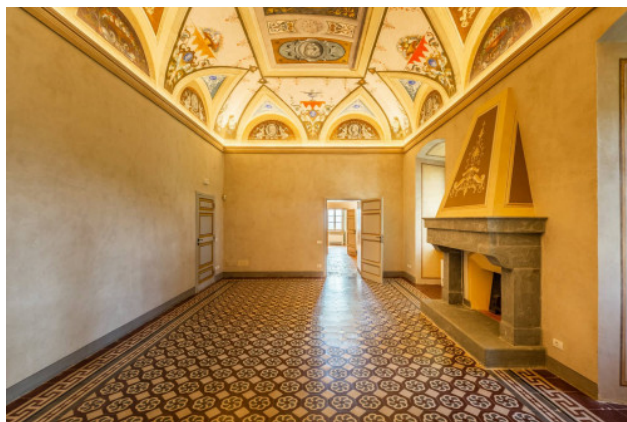




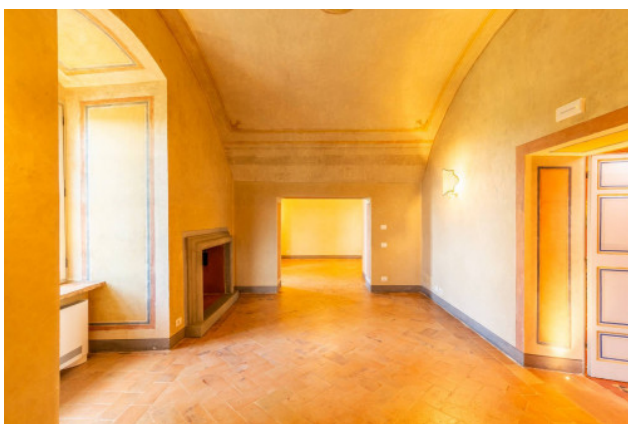
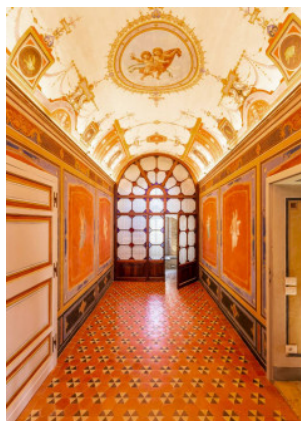
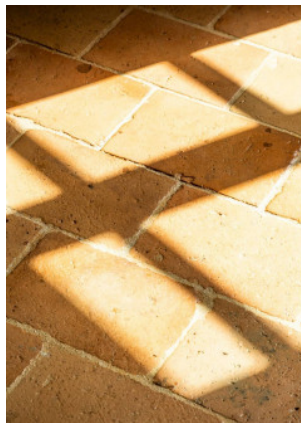
**Best Properties**

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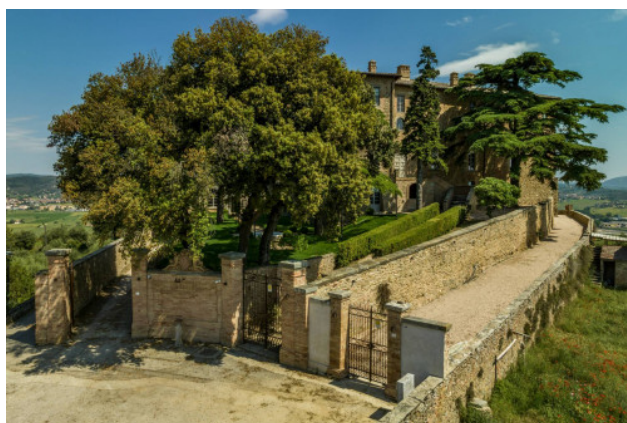
























**PER MOTIVI DI PRIVACY LE PLANIMETRIE  
SONO CONSULTABILI SOLO SU RICHIESTA**



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