



Castle for sale in Magione Montesperello € 3.900.000 Ref. CBI160-2553-20



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 expertly renovated.

THE CASTLE

The complex presents itself as a suggestive fortification of great historical value, whose construction, according to legend, has very ancient origins: it dates back to the year 608.

The property is spread over an area of over 3,500 m2. and is composed of the Castle, an adjacent Villa and land of over 4.5 hectares. Thanks to its dominant position, it was an important defense outpost from enemies and, over the centuries, it has suffered numerous attacks, some of which 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 Lombards 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 installation of the beams that support the floors. The original floors were also recovered and preserved.

The renovation project, still ongoing today, involves the installation of the 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 contiguous 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 an olive grove with 350 plants (3.3 ha), pasture (1.1 ha) and gardens (0.3 ha).

The complex has two access roads that branch off from the road that goes up the hill and a beautiful tree-lined pedestrian path.

Under some parts of the castle there is a tunnel dug into the rock, which was discovered to lead outside the fortress walls. It is presumed that in the past it was an escape route for the lords in case of siege.

USE AND POTENTIALITY

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

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.

A very short distance away (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 POSITIONS

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

The castle is very close to the E45 junction (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:

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

Sea and Lakes:

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



· Tyrrhenian Sea 182 km

Airports:

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

Highway:

- Orvieto motorway exit 71.7 km
- Chiusi toll booth 39 km

UTILITIES:

Heating connected

Gas connected

ADSL Internet

Water Network Municipal water network + 3 cisterns

Active electricity

Certification

Energy Class: Not available

Features

Property ID: CBI160-2553-20

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

Parking space: Carport

Date of construction: 608

Current Status: Available after the deed of sale

Balconies: Present

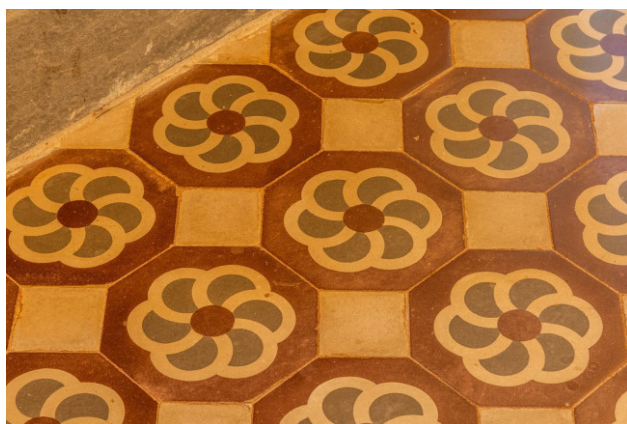
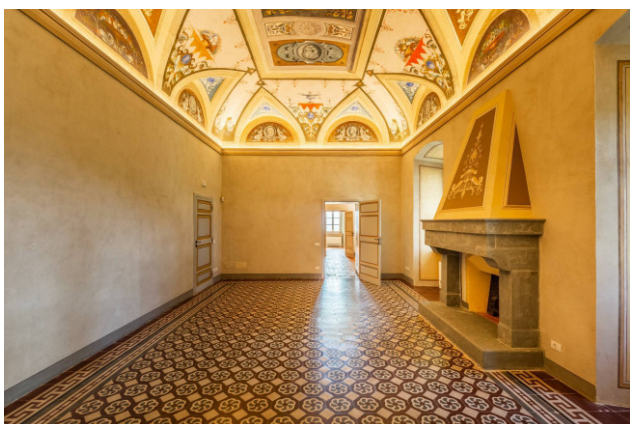
Terrace: Present

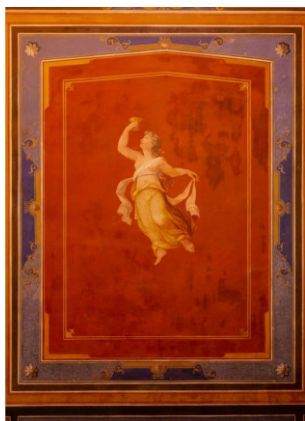
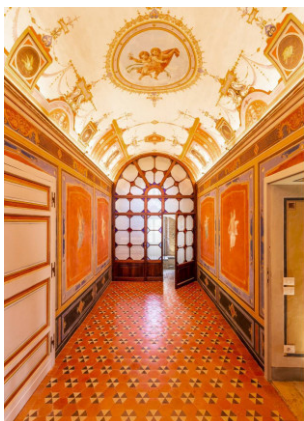
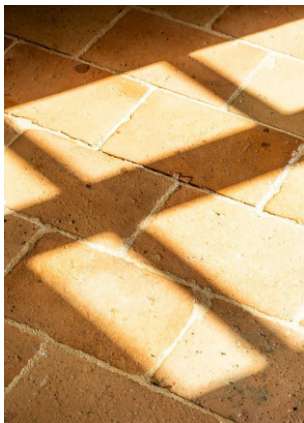
Garden: Private

Kitchen: Regular Kitchen

Garage: for four cars















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



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