



LUCIA

Perfect location for this restoration project not far from Assisi, immersed in a very typical countryside environment

PRICE	EUR 500.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	The existing buildings have a total surface of 572 sqm, to add on top an extra buildable allowance of 100 sqm. The land around is agricultural and it is in total 16 hectares.
RENTAL POTENTIAL	Upon completed project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio.
SLEEPS	TBD
BEDROOMS	
BATHROOMS	

LOCATION GPS: 42.995634,12.532369
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

Lucia is a large restoration project which currently involve a main house, an annex and extra buildable allowance. Very easy to reach, it is one of a kind property, immersed in a very authentic scenario and surrounded by cultivated fields and sweet rolling hills.

As soon as you arrive at the entrance of the property, you are immediately struck by a sense of harmony and peace. The path leading to the actual and current location of the buildings is surrounded by trees. The two existing buildings are located in a beautiful recess of the entire land, which leaves room for a fantastic opening in front, creating a lost view, which reaches up to Assisi. But there is not only Assisi, there are also other typical farmhouses in the distance, hills, vineyards and olive groves. In a nutshell the so-called Umbrian dream!

The project involves the use of 670 smq approximately and it has been already approved by the Council, but this does not mean that any changes won't be possible: on the contrary. It is a great opportunity to have already all the paperwork done, but it leaves room to adjust the project to one's taste and wish.

LAYOUT

BEDROOMS

The number, layout and design of the bedrooms can be fully decided by the buyer upon the finishing project.

BATHROOMS

The number, layout and design of the bathrooms can be fully decided by the buyer upon the finishing project.

KITCHEN

The number, layout and design of the kitchen(s) can be fully decided by the buyer upon the finishing project.

LIVINGROOM

The number, layout and design of the living rooms can be fully decided by the buyer upon the finishing project.

OTHER ROOMS

The number, layout and design of all other rooms (like wine cellar, technical and utility areas, wardrobes, etc.) can be fully decided by the buyer upon the finishing project. The internal walls of part of the house have been plastered; windows at the first floor have been put in.

FACILITIES

OUTSIDE

The council will allow the construction of a swimming pool. During a finishing project, terraces and landscaping can be decided.

TECHNICAL

Electricity is present at the property. All the other technical equipments will be decided upon the project.

ENERGY

Class to be decided upon the start of the project for

finishing

OTHER FEATURES

DIRECT ENVIRONMENT

Other typical houses are around, so it is not an isolated property. However, it is granted 100% privacy.

PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out if desired. You can find more information in the separate section 'Property Services' on this website.

NOTES

The asking sales price refers to the property in its current state as described in this profile. It includes the project presented to the Council.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (20 km), Ancona (165 km), Rome Fiumicino (170 km), Ciampino (176 km), Florence (180 km).

DISTANCES

Cannara (6 km); Bevagna (11 km); Assisi (15 km); Spello (16 km); Foligno (22km); Perugia (26 km); Trevi (28 km); Lake Trasimeno (42 km); Cortona (72 km); Rome (160 km); Florence (170 km).





Please check this profile on our website for more pictures. Thank you.