



## ROSARO

*Unique view in a dominant position on sweet rolling hills of the Umbrian countryside surrounding Todi. Located in the center of the Region, in a short ride, a lot of towns and places are reachable, still maintaining the sense of slow countryside lifestyle.*

PRICE	EUR 95.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Rosaro sits on approximately 6000 sqm of land and there are 600 sqm of buildable allowance.
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	
BEDROOMS	
BATHROOMS	

**LOCATION**      GPS: 42.7070369,12.4866483  
Scan the picture below with a  
suitable smartphone or tablet  
computer:



## INTRODUCTION

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This property is absolutely beautifully located among the rolling hills between the Medieval town of Todi and Acqusparta. The property consists of a piece of land, partly agricultural, partly buildable where one private villa (with annexes) or two small houses with swimming pool may be built up to a total sqm of 600.

Once acquired this property, SpecialUmbria can offer a turn key solution in Umbrian style with private swimming pool, fully designed and modeled to your own wishes.

This is a place with unique characteristics: vast views on the green, Umbrian hillsides without any disturbing elements, not isolated but with a lot of privacy, close to a village and several facilities.

## LAYOUT

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### BEDROOMS

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

### BATHROOMS

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

### KITCHEN

The number, layout and design of the kitchen can be fully decided by the buyer.

### LIVINGROOM

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

### 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.

## FACILITIES

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### OUTSIDE

Thanks to its natural configuration, the plot of Rosaro can be landscaped according to the wishes of the buyer without any restrictions.

### TECHNICAL

Electricity, phone line, sewer system and water arrive all at the perimeter of the property.

### ENERGY

Class to be decided at the start of the building project

### OTHER FEATURES

### DIRECT ENVIRONMENT

The plot is located on a side of a hill, in a dominant position. Surrounded by few houses owned by local people, the privacy is not affected by this, but for sure is one plot of interest for those who don't want to feel completely secluded.

### PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. Find more information in the separate

services section of the website.

## NOTES

The asking selling price refers to the property in its current state as described above in this profile. Close to this piece of land the same owner offers another piece of buildable land as described in the profile Rosaro II. Please inquire for all possibilities. The gravel road on the pictures and the small ruin are not part of the plot on sale.

## SURROUNDING

### TRAVEL

International airports nearest to the property are: Perugia Sant'Egidio (57 km), Roma Ciampino (135km), Roma Fiumicino (152km); Ancona Falconara (159km), Firenze Peretola (219km), Pisa Galilei (297km). The train station of Todi is near and in Todi also car rentals are available.

### DISTANCES

Todi (16 km), Orvieto (37km), Perugia (55km), Assisi (70km), Lago Trasimeno (100km), Spello (50km), Foligno (61km), Gubbio (95km), Roma (120km)

### LEISURE & ACTIVITIES

A golf course is in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







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