



## ACQUAIOLA PROJECT

*A three-storey farmhouse in a charming location with panoramic views over Monteleone d'Orvieto.*

**TURN-KEY PRICE**

Starting from 1,76 mio

Price for the build is Eur 350.000. For an average of 300 sqm of main house and annexes, including planning, construction, interior and exterior design, cost will start at 1,41 mio.

**SALES CATEGORY**

SpecialUmbria project

**DIMENSIONS**

Main house: approximately 148 sqm.  
Annexe: approximately 59 sqm.  
Extra building allowance: 100 sqm.

**RENTAL POTENTIAL**

**SLEEPS**

**BEDROOMS**

**BATHROOMS**



LOCATION    GPS:  
42.94100414770524,12.009869369301345  
Scan the picture below with a suitable  
smartphone or tablet computer:



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## INTRODUCTION

Acquaiola is a five-bedroom, three-storey farmhouse in an exquisite rural setting just moments from the medieval hilltop town of Città della Pieve.

The property has breathtaking panoramic views over the Umbrian hills towards Monteleone d'Orvieto and offers the perfect space and setting for outdoor activities. Occupying an expansive, terraced plot, Acquaiola is currently run as a riding stables.

This property is being sold as a restoration project and the farmhouse can be developed to include at least four bedrooms, a kitchen and living spaces. Outside, landscaping, terracing, and a pool are possible.

Acquaiola is a rural idyll and offers the best of country living, while Città della Pieve, with its amenities and cultural riches, is just moments away.

**The mentioned “starting from EUR 1,76 mio” price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: construction (renovation, new build or restoration pending the situation) included the building’s structure where necessary as well as all finishings including systems and swimming pool, landscaping and planting of garden, technical fees (e.g. architect, engineer, surveyor), project & design management by SpecialUmbria, all interior and**

**exterior furniture and decorations.**

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## LAYOUT

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## FACILITIES

### OUTSIDE

The property is currently run as a stables with several loose boxes. The landscaping, to include terracing, can be decided by the buyer at the start of the restoration project that will include permission for the construction of an outdoor pool.

### TECHNICAL

There is mains electricity and water. Energy from 24 photovoltaic roof panels is sold back to the electricity company, while heating and hot water are produced by a wood-burning stove and an 80-lt capacity boiler. The kitchen’s four-ring hob is powered by a gas cylinder.

All the technical equipments will be decided and changed upon the project.

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT

The property is on a hillside approximately 4km from Città della Pieve. The property is private, with just a handful of houses that can be seen in the distance.

### 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. 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. The restoration project has to be submitted and approved by the Municipality. The estimate of the cost of the turn-key project includes all the delivery of works and materials including finishing and systems, all fees from technicians and project management fee from SpecialUmbria.

## SURROUNDING

### TRAVEL

*Air:*The nearest airports are Perugia [PEG] (56km); Florence [FLR] (146km); Ancona [AOI] (160km); Rome Ciampino [CIA] (168km); and Rome Fiumicino [FCO] (185km).

*Train:*The international train station at Chiusi (22km) is ideal for direct journeys to Rome, Florence, Arezzo and Perugia, and car rental is available at the station.

*Road:* The A1 motorway exits closest to the property are at Fabro (22km) for Rome, and at Chiusi (25km) for Florence.

### DISTANCES

Acquaiola is close to several towns and cities in both Umbria and Tuscany, including, Castiglione del Lago (22km); Montepulciano (famed for its wine) (35km); Perugia (43km); Cortona (45km); Deruta (45km); Orvieto (45km); Todi (63km); Umbertide (66km); Montefalco/Bevagna (67km); Assisi (71km); Montone (76km); Città di Castello (90km); Gubbio (94km); Siena (95km); Spoleto (104km); Florence (138km); and Rome (159km).

### LEISURE & ACTIVITIES

Lake Trasimeno, with its islands, boats, beaches and water-sport facilities, is 20km away and Antognolla, one of Italy's best 18-hole golf courses, is 56km away.











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