



## ACQUAIOLA

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

PRICE	350.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Main house: approximately 148 sqm. Annexe: approximately 59 sqm. Extra building allowance: 100 sqm.
RENTAL POTENTIAL	On completion of the project, if the property matches SpecialUmbria's style, we would be happy to consider it for our rental portfolio. Please contact us for more details.
SLEEPS	10
BEDROOMS	5
BATHROOMS	3

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



## 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.

## LAYOUT

### BEDROOMS

The number, layout and design of the bedrooms can be decided by the buyer at the start of the restoration project.

### BATHROOMS

The number, layout and design of the bathrooms can

be decided by the buyer at the start of the restoration project.

### KITCHEN

The layout and design of the kitchen(s) can be decided by the buyer at the start of the restoration project.

### LIVINGROOM

The layout and design of the living room(s) can be decided by the buyer at the start of the restoration project.

### OTHER ROOMS

The layout and design of any other rooms can be decided by the buyer at the start of the restoration project.

## 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

Mains electricity and water are available; furthermore, energy from 24 photovoltaic roof panels is sold back to the electricity company, while heating and hot water are currently 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 technical equipment will be decided and installed upon the project.

### ENERGY

To be determined upon start project.

### 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 property is to be sold in its current state. Permission will be given to build a pool as part of a restoration project.

## 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.











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