



BORGHETTO

Simply the best location where designing from scratch a dream house with private pool

PRICE	EUR 350.000
SALES CATEGORY	to be restored
DIMENSIONS	Habitable space dimension that can be achieved is approximately 430 gross sqm; the private land included is approximately 6,1 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	
BEDROOMS	
BATHROOMS	

LOCATION GPS: 42.9145646,12.0290244
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Borghetto is the free standing hill top location for realizing your private country house with swimming pool in the heart of Italy, in its own private grounds, and wide panoramic views on the Valdichiana. Easily to be reached from the so called Autostrada del Sole (Motorway A1) this property is ideally located halfway Rome-Florence, on the strategic border between Umbria and Tuscany. The property comes with a huge meadow with some olive trees as well as woodland which ensures privacy.

LAYOUT

BEDROOMS

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

BATHROOMS

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

KITCHEN

The layout and design can be fully decided by the buyer upon the restoration.

LIVINGROOM

The layout and design can be fully decided by the

buyer upon the restoration.

OTHER ROOMS

The layout and design can be fully decided by the buyer upon the restoration.

FACILITIES

OUTSIDE

A well maintained gravel road uphill gives access to the main plain area of the property at the top of the hill. The Municipality allows the construction of a swimming pool upon the presentation of an acceptable design. During a restoration project, guest house, annexes, terraces and landscaping can be decided.

TECHNICAL

Water, gas (LPG), electricity and internet can be brought to the property. All further systems may be decided upon a full restoration project.

ENERGY

TBD upon restoration project

OTHER FEATURES

DIRECT ENVIRONMENT

Located on a hillside overlooking the Valdichiana, between the villages of Città della Pieve and Monteleone d'Orvieto. Few houses are located in the distance, mainly at the side and at the back of the house.

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 mentioned price refers to the last asking sales price for the property in its current state as described in this profile when it was committed to be sold in September 2021.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (53 km), Rome Fiumicino (178 km) and Ciampino (170 km) International Airports and Florence International Airport (155 km).

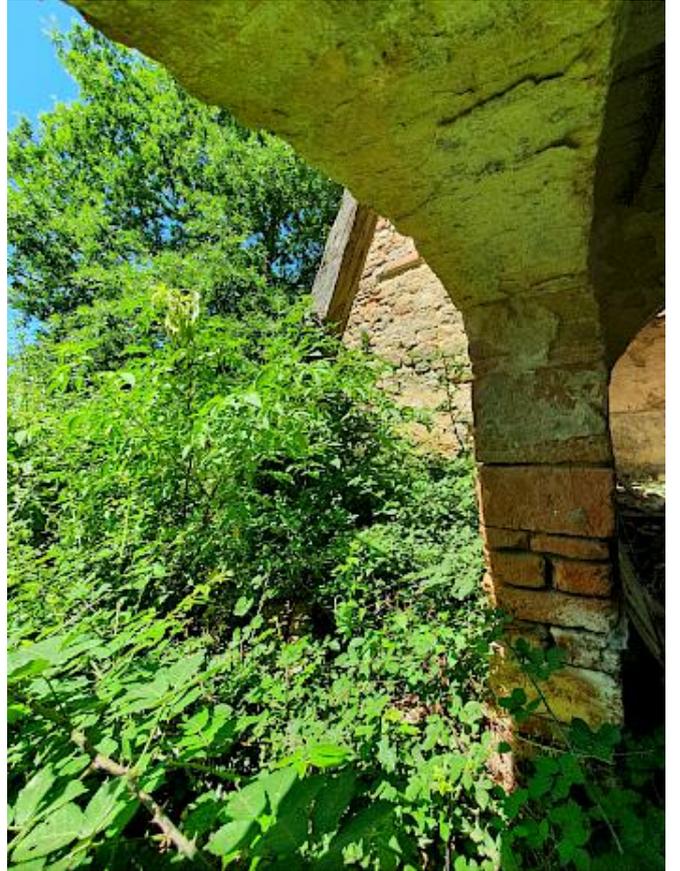
DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (35 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (94 km), Florence (132 km), Perugia (43 km), Gubbio (88 km), Todi (75 km), Orvieto (48 km), Spoleto (102 km), Montefalco / Bevagna (94 km), Deruta (58 km), Assisi (64 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







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