



CANALICCHIO

Very well exposed plot surrounded by olive groves where building a farmhouse and pool

PRICE	EUR 150.000
SALES CATEGORY	buildable plot
DIMENSIONS	Possible to build a 158 sqm house property and 128 sqm of technical rooms and garage. Also 30 sqm allowance for a not habitable annex. Construction of the pool is allowed.
RENTAL POTENTIAL	Upon purchase, Special Umbria is available to project manage the build of the entire property, including interior design and styling, for an agreed fee. On completion of the project, we would be delighted to exclusively manage the short-term holiday rental of the property, giving you a guaranteed return on your investment. Please contact us for more details.



SLEEPS -

BEDROOMS

BATHROOMS

LOCATION GPS: 42.944140,12.444896
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Canalicchio is a unique plot on which stands a small building to use as a buildable allowance, located between Todi and Perugia. With the lovely castle of Canalicchio, the plot includes 350 mature olive groves of the variety of Moraiolo, Leccino and Frantoio which produce approximately 500 lt of excellent olive oil per year.

There are also approximately 50 mature trees of walnuts.

With its easy access and vast views on both sides, Canalicchio represents the perfect opportunity for those who want to build their dream farmhouse not being isolated from small towns and hamlets.

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 can be fully decided by the buyer upon the restoration.

KITCHEN

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

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 upon the restoration.

FACILITIES

OUTSIDE

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

TECHNICAL

Electricity and communal water are present.

ENERGY

Class to be decided at the start of the restoration/renovation project

OTHER FEATURES

DIRECT ENVIRONMENT

Not isolated, but with some houses in the proximity, although all of them are at a distance that keeps the privacy.

PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to restoration/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.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (30 km), Rome Fiumicino (170 km), Ciampino (176 km); Florence (180 km), Ancona (130 km). Exit of highway at 4 km.

DISTANCES

The property for sale is located in the heart of the green Umbrian countryside, a few steps from the charming hamlet of Casalalta. Ripabianca is at 5 km, Collazzone at 10 km, and Deruta at 11 km. Todi (23 km), Perugia (25 km), Monte Castello di Vibio (25 km), Bevagna (26 km), Spoleto (45 km), Città della Pieve (53 km).

LEISURE & ACTIVITIES











