



VIGNAIE

On this unique location with 180 degrees far views to the Tuscan mountain ridge and on the full Lake Trasimeno one may realise, with high-quality materials and under the supervision of SpecialUmbria project management, an outstanding villa or two houses with swimming pool(s).

PRICE	EUR 170.000
SALES CATEGORY	buildable plot
DIMENSIONS	Approximately 4.300 sqm of land, partly buildable and partly agricultural with a buildable allowance of 440 sqm gross.
RENTAL POTENTIAL	13-15 weeks per year
SLEEPS	
BEDROOMS	
BATHROOMS	



LOCATION GPS: 42.969493, 12.146555
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

This property is located in the rolling hills over the Medieval town of Piegaro on the border between Umbria and Tuscany. The property consists of a piece of land, partly agricultural, partly buildable where one private villa or two small houses including swimming pool(s) may be built.

Once acquired this property, SpecialUmbria can offer a turnkey villa (or two small houses) in Umbrian style with its own swimming pool, fully designed and modelled to your own wishes. The entire process from drawing the new house(s) up to and including full completion may take 1 to 1,5 years. SpecialUmbria may guide you through every step from first ideas to a full investment overview that includes all financial aspects, to project supervision, interior and exterior design including styling and furnishing/furbishing. Since 2008 SpecialUmbria has developed several similar top quality villas and apartments in the same area (see the rental section of this website for the profiles): Casa Azzurra, Casa Boronia, Casa Il Sogno, Podere Posabile, Casa Refogliano, Casa San Lorenzo, as well as Apartments L'Arco, Mazzo, Pazzo, Piazza and Pozza. Also Casa Bellaria between Castiglione del Lago and Montepulciano may be of interest.

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.

Please inform for more pictures

LAYOUT

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 kitchens can be fully decided by the buyer

LIVINGROOM

The number, layout and design of living/dining 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

OUTSIDE

Further landscaping can be done during the buildings works. It is allowed to build a private swimming pool per single house on this land.

TECHNICAL

Upon the realisation of an approved building project, the property will be connected to communal water, electricity, gas and septic tank. In such a case, the property will benefit from the production of electricity via a private photovoltaic system as well as a private solar panel for the production of hot domestic water.

ENERGY



Upon the realisation of an approved building project, the property will comply to the latest high energy standards.

OTHER FEATURES

DIRECT ENVIRONMENT

The to be built house(s) may be fully detached and can be easily reached from a well maintained asphalted road, allowing direct entrance to the house(s). The property is part of a small quiet rural neighbourhood with a couple of similar finished properties at comfortable distance. One will feel private but definitely not isolated in this location. Casa Refogliano is direct neighbour and Casa Boronia is direct neighbour opposite of the asphalted road (see rental section on the website of SpecialUmbria for an impression of these properties and their surroundings).

PROPERTY MANAGEMENT

During the project SpecialUmbria may assist you with interior and exterior design: choice and supply of furnishing, light and garden plan as well as decoration. Your property can be made ready to move in for your guests, tenants and yourself. Upon completion the entire property can be managed all year through by SpecialUmbria in combination with exclusive rentals. Find more information in the separate property services section of the website.

NOTES

The asking selling price refers to the entire land including buildable and agricultural areas in its current state as described in this profile. The photos are taken from the exact location; the existing house that can be seen on the photos is Casa Refogliano (see rentals section on the SpecialUmbria website). An eventual building project that includes the realisation of house(s) and swimming pool(s) is upon decision by and at separate expense of the buyer.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (40 km), Rome Fiumicino (190 km) and Ciampino (175 km) International Airports and Florence International Airport (165 km); nearest A1 Motorway exits are at Fabro (22 km) for Rome and exit Chiusi (25 km) for Florence; international train station of Chiusi (22 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (45 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (105 km), Florence (145 km), Perugia (30 km), Gubbio (80 km), Todi (60 km), Orvieto (50 km), Spoleto (95 km), Montefalco / Bevagna (85 km), Deruta (50 km), Assisi (55 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).



