



## CASALE ALLERONA PROJECT

*This typical farmhouse exposed in local stone is like a blank sheet of paper on which to design and realize your ideal home.*

### TURN-KEY PRICE

Starting from EUR 1.4 mio

Price for the ruin is EUR 190.000. For an average of 268 sqm of house (app. 4 bedrooms), including purchase, planning, finishing, partly new construction, and interior and exterior design, cost will start at EUR 1.4 mio.

### SALES CATEGORY

SpecialUmbria project

### DIMENSIONS

The existing building measures approximately 168 sqm; another 100 sqm is allowed to be newly constructed. The offer also includes 8640 sqm of surrounding private land.

RENTAL  
POTENTIAL  
SLEEPS  
BEDROOMS  
BATHROOMS  
LOCATION

GPS: 42.791636,11.9661319  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Casale Allerona enjoys a strategic and dominant position over the surrounding landscape. Completely immersed in the typically hilly natural beauty of central Italy, in a historical and naturalistic area of great value, offering incredible and far-reaching views over central Italy's most important valley.

The farmhouse is located approximately 380 metres above sea level and just 300 meters from the 13th century church of San Nicola alla Meana, the absolute guarantee of calm, tranquility and total absence of anthropic elements.

The property has the characteristics of ancient farmhouses, with exposed wooden beams, and needs to be completely renovated.

There are further opportunities outside, where porches and terraces can be designed according to the owner's taste.

**The mentioned “starting from EUR 1,4 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.**

## LAYOUT

## FACILITIES

### OUTSIDE

During a finishing project, terraces and landscaping can be decided.

### TECHNICAL

Electricity is not present: it is necessary to connect to the main electricity line and install the meter; water is not present yet at the property, so it has to be connected to main water and a well can be dugged. Currently there is a spring about 20 meters away from the currently present structure. Furthermore, a geologist survey describes the presence of 2 aquifer tanks 30 meters and 190 meters deep from the floor of the building. Sewage system can be realised with the construction of septic tank. LPG tank can be brought. All the other technical equipment will be decided upon the project. Underfloor heating and cooling system, digging of well, installation of solar panels, are calculated in the total cost of the project.

### ENERGY

Energy performance class to be defined at the start of the project.

### OTHER FEATURES

### DIRECT ENVIRONMENT

Casale Allerona enjoys complete privacy, is located on the top of a hill and is surrounded by woods. The property has vast wide views across the entire



valley. A dirt road of about 1,7 km, in some tracks in need of maintenance that the owner is looking into, leads up to the property. Although not very remote or far from the town of Allerona, the property is located in the middle of nature.

## 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 if desired. You can find more information in the separate section 'Property Services' on this website.

## NOTES

The asking price refers to the acquisition of the land and the currently present structure in its current condition. 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] (97km); Florence [FLR] (180km); Rome Ciampino [CIA] (150km); Rome Fiumicino [FCO] (170km); Ancona [AOI] (200km); and Pisa [PSA] (245km). **Train:** There is a train station at Orvieto (20km) and Fabriano (30km). **Road:** The motorway exit closest to the property is at Orvieto or Fabriano.

### DISTANCES

Allerona Scalo (4km); Orvieto (20km); Fabriano (30km); Parrano (34km); Montegabbione (37km); Monteleone d'Orvieto (37km); Città della Pieve (42km); Piegara (43km); Panicale (57km); Paciano (58km); Castiglione del Lago (67km); Corciano (76km); Deruta (80km);

Montepulciano, which is famed for its wine (53km); Perugia (55km); Todi (57km); Assisi (71km); Cortona (77km); Montalcino (70km); Spoleto (100km); Siena (124km); Norcia (143km); Florence (168km); and Rome (145km).









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