



CASALE ALLERONA

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

PRICE	EUR 190.000
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 8.640 sqm of surrounding private land.
RENTAL POTENTIAL	Pending on number of sleeps, after a SpecialUmbria project, it can be expected full occupancy in high season, and half occupancy on shoulder seasons. Please check our Rental portfolio in Umbria.
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.

LAYOUT

BEDROOMS

The buyer can decide the number, layout and design of the bedrooms at the start of the renovation project.

BATHROOMS

The buyer can decide the number, layout and design of the bathrooms at the start of the renovation project.

KITCHEN

The buyer can decide the layout and design of the kitchen(s) at the start of the renovation project.

LIVINGROOM

The buyer can decide the number of rooms, layout and design of the living space at the start of the renovation project.

OTHER ROOMS

The number, layout and design of all other rooms, such as a larder, wine cellar, tech room, utility room and built-in wardrobes, can be decided by the buyer at the start of the renovation project.

FACILITIES

OUTSIDE

At the start of the project, the buyer can decide on the landscaping, including a pool, terraces, porticos and planting.

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 dug. 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 the buyer's needs at each step, from completion of sale, through interior and exterior design, renovation and build, to furnishing the completed property. SpecialUmbria also offers a full, year-round property management service and we can add the property to our holiday rental portfolio, if desired. You can find further information in the Property Services section.

NOTES

The asking price refers to the property and land in its current state, as described in this profile.

SURROUNDING

TRAVEL

Air: The nearest airports are Perugia [PEG] (97km); Rome Ciampino [CIA](150km); Rome Fiumicino [FCO] (170km); and Florence [FLR] (180km).

Train: There is a train station in Orvieto (20km) which is about an hour's train journey from Rome. There is also a station in Fabro (30km).

Road: The motorway exit closest to the property is at Orvieto on the A1 connecting Rome to Florence or at Fabro, connecting Rome to Siena.

DISTANCES

Allerona Scalo (4km); Orvieto (20km); Fabro (30km); Parrano (34km); Montegabbione (37km); Monteleone d'Orvieto (37km); Lago di Bolsena (38km); Città della Pieve (42km); Piegara (43km); Montepulciano, which is famed for its wine (53km); Perugia (55km); Panicale (57km); Todi (57km); Paciano (58km); Castiglione del Lago (67km); Montalcino (70km); Assisi (71km); Corciano (76km); Cortona (77km); Deruta (80km); Spoleto (100km); Porto Santo Stefano (120km); Siena (124km); Norcia (143km); Rome (145km); Giglio Island (147km); and Florence (168km).







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