



## CATTANEO PROJECT

*A spectacularly positioned, well sized piece of buildable land with vast panoramic views.*

### TURN-KEY PRICE

Starting from EUR 1.7 mio

The asking price for the land in its current state is EUR 180.000,00; for an average of 350 sqm of property (4-5 bedrooms), including purchase land, planning, construction, interior and exterior design, cost will start at EUR 1.7 mio.

### SALES CATEGORY

SpecialUmbria project

### DIMENSIONS

Plot of buildable land of approximately 8.643 sqm

### RENTAL POTENTIAL

### SLEEPS

### BEDROOMS

### BATHROOMS

LOCATION      GPS: 43.1084086,12.032717  
Scan the picture below with a  
suitable smartphone or tablet  
computer:



## INTRODUCTION

Cattaneo is a plot of building land on which it is possible to obtain more than one residential unit, located right on the border of the town of Gualdo Cattaneo. From the lot there is an incredible view of the village of Gualdo Cattaneo and the surrounded valley, in south east direction, enjoying magnificent sunrises and afternoon lights.

**The mentioned “starting from EUR 1.7 mio” price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: purchase of land, 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

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

There are currently no electricity or water supplies at the property; these facilities will need to be connected to a mains supply for both. Permission will also be given for a private well to be dug. Sewage system can be realised with the installation of a septic tank. An LPG tank can be brought. All other technical elements will be decided during the project and are calculated into the total cost, including underfloor heating and cooling, a private well, and the installation of solar panels.

## ENERGY

Energy performance class to be decided at the start of the building project

## OTHER FEATURES

### DIRECT ENVIRONMENT

The plot is located in a dominant position, on top of the hills.

### PROPERTY MANAGEMENT

SpecialUmbria is able to look after every element of the project and beyond, from completion of the sale to full interior and exterior design. Once finished, we are able to offer year-round management and rental services for the property. You can find more information in the separate Services section of the website.

## NOTES

The asking price refers to the sale of the property in its current state. Any construction of new building and/or swimming pool is subject to a project approval in the Municipality of Gualdo Cattaneo.

## SURROUNDING

### TRAVEL



Nearest airports are Umbria International Airport Sant'Egidio near Perugia (30 km), Ancona International Airport (128 km), Rome Fiumicino (173 km) and Ciampino (155 km) International Airports, Florence International Airport (200 km) as well as Pisa International Airport (267km); Nearest Motorway exit is Chiusi - Chiancino Terme ( 75 km) for the connection with the A1 to Rome and Florence.

## DISTANCES

Foligno (17 km), Spello (19 km), Assisi (25km), Todi (24 km), Perugia (42km), Orvieto (59km), Lago Trasimeno (85 km), Gubbio (73km), Roma (143 km).







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