



## CATTANEO

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

PRICE	EUR 300.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Buildable plot of land of appr. 8643 sqm
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.
SLEEPS	
BEDROOMS	
BATHROOMS	

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



## INTRODUCTION

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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.

## LAYOUT

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### 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 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.

## FACILITIES

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### 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 and it 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 done with construction of septic tank.

LPG tank can be brought.

All other technical elements will be decided during the project and calculated into the total cost, including underfloor heating and cooling, a private well, and the installation of solar panels.

### ENERGY

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.

### NOTES

The asking selling price refers to the entire land including buildable area in its current state as described in this profile. The plot can be divided into three different plots which could be sold separately with a price of Eur 100.000,00 each.



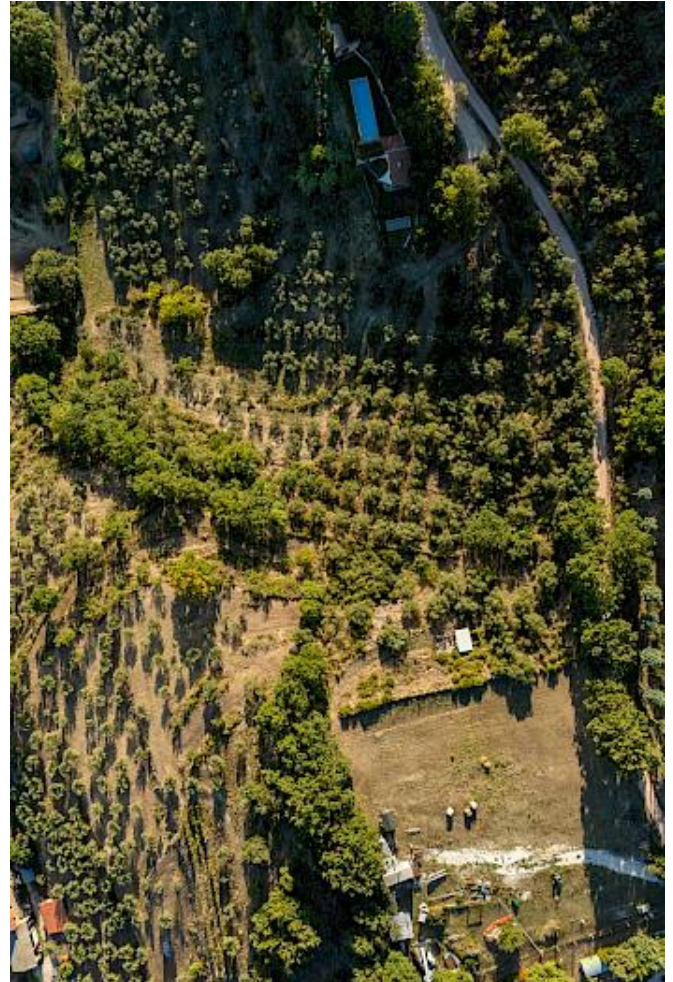
## SURROUNDING

### 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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