



## CEDRO

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*When arriving to Cedro, the first sensation is the total sense of open air, almost touching the sky. Very dominant position, with almost a 360° view on the countryside.*

PRICE	EUR 150.000
SALES CATEGORY	buildable plot
DIMENSIONS	Outside: approximately 4.000 sqm (with option to buy another 7.000 sqm at a separate price). Inside: approximately 200 sqm of total building allowance.



RENTAL POTENTIAL	Upon completion, depending upon finishing and dimensions, 12-15 weeks per year; if desired the property can enjoy very interesting rental revenues. SpecialUmbria is able to offer a full package of project management (construction/decoration), property management and rental services.
SLEEPS	8
BEDROOMS	
BATHROOMS	
LOCATION	GPS: 42.791004, 12.365210 Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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The plot of land Cedro has a breath-taking view of the countryside, with Todi in the distance, and valley of Pontecuti with its stonebrick bridge in evidence. It is reachable by a 1 km gravel road in very good conditions, characterized by majestic cedar trees; it is not isolated because there are other properties in the neighbourhood, even though the feeling is to be secluded as they are not visible from the land itself. The current building project plans have been approved by the Council. It consists of a house on three levels:

Lower ground floor (125 sqm semi-interrato (plus insulation space on 3 sides of about 65 sqm): garage and storage; Ground floor (123 sqm): entrance hall, kitchen, dining, 2 bedrooms, 3 bathrooms + 10 sqm covered terrace (that can be closed). First floor (48 sqm): bedroom, bathroom + 17 sqm covered terrace (that can be closed).

The plans can be modified by presenting an alternative plan. Please inform for more pictures.

## LAYOUT

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### BEDROOMS

Current plans: 2 bedrooms at ground floor level; 1 bedroom at first floor level.

### BATHROOMS

Current plans: 3 bathrooms at ground floor level; 1 bathroom at first floor level.

### KITCHEN

To be defined in the project.

### LIVINGROOM

To be defined in the project.

### OTHER ROOMS

Lower ground floor (seminterrato): garage and storage; Ground floor: 10 m<sup>2</sup> covered terrace (that can be closed); First floor: 17 m<sup>2</sup> covered terrace (that can be closed).

## FACILITIES

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### OUTSIDE

On the land are approximately 50 olive trees and oaks. Further landscaping can be done during the buildings works. It is allowed to build a private swimming pool on this land.

### TECHNICAL

Water: private well (110 mt) and soon there will be also town water. Electricity is available; it needs to be hooked up once the building works start.

### ENERGY

Class to be decided at the start of the building project



## OTHER FEATURES

### DIRECT ENVIRONMENT

Fully plunged among olive groves. 1 km of gravel road to reach the plot in very good condition.

### PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. Find more information in the separate services section of the website.

### NOTES

The property is for sale in its current state, including the building plans, excluding the realisation of these plans.

## SURROUNDING

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### TRAVEL

International airports nearest to the property are: Perugia Sant'Egidio (46km), Roma Ciampino (146km), Ancona Falconara (159km), Roma Fiumicino (172km); Firenze Peretola (219km), Pisa Galilei (297km). The train station of Todi is near and in Todi also car rentals are available.

### DISTANCES

Distance to the crossroad of the main road connecting Todi and Orvieto 4 km from the gravel road. Other distances: Todi (8 km), Orvieto (37 km), Perugia (44 km), Assisi (58 km), Lago Trasimeno (63 km), Spello (64 km), Foligno (70 km), Gubbio (81 km), Montepulciano (89 km), Montalcino (119 km), Arezzo (130 km), Roma (146 km)

### LEISURE & ACTIVITIES

A golf course is in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







