



CERRETO PROJECT

A unique opportunity to create a large country villa through a complete renovation of this 1800s property.

TURN-KEY PRICE

Starting from EUR 2.2 mio

The property in its current state is on the market for EUR 350.000; the construction/restoration price for an average of 500 sqm building starts at EUR 2.200.000 and is based on a solid restoration of the main house including construction of swimming pool and several extras, including purchase of the current land and buildings, planning, construction and all interior and exterior design.

SALES CATEGORY

SpecialUmbria project

DIMENSIONS Main house: 547sqm – currently only partially standing.
Annex: 441sqm. The designated use can be changed to include 200sqm of habitable space which must remain within a maximum 50m of the main house.
Private land: 14, 395sqm/ 1.4395 hectares.
All measurements are approximate.

RENTAL
POTENTIAL
SLEEPS
BEDROOMS
BATHROOMS
LOCATION

GPS: 43.048960,12.306035
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

The main building at Cerreto dates to 1800 and is currently in need of restoration. Together with an independent annex, it offers a rare and exciting opportunity to create a dream home or holiday house.

Located in quiet countryside just 14km from Perugia, a large, cosmopolitan, university town with a fabulous artistic heritage, the property is accessed via a well-maintained gravel road. It has easy access to local amenities and good transport links.

Permission will be given to landscape the garden and put in a pool, in keeping with the property's location.

Special Umbria is available, by separate negotiation,

to design, build and manage the entire project.

The other houses visible in the pictures are currently being restored and will be finished in 2025.

The starting price of EUR 2.2 mio includes the total cost of a turn-key project: purchase of land and buildings, construction (renovation, restoration or building from new, as applicable), all finishes (including tech and service systems, a swimming pool, landscaping and planting), technical fees (such as architect, engineer, surveyor), project and design management by SpecialUmbria, and all interior and exterior furniture and decoration.

LAYOUT

FACILITIES

OUTSIDE

Permission will be given to landscape the garden and grounds as desired, in keeping with the property's location. This includes putting in a pool and dining terrace(s).

TECHNICAL

Water: The property is not currently connected to the mains but easily can be and the water company will be able to install a water meter.

There is a well for garden irrigation, but the pressure will need checking.

Electricity: The property is not currently connected to the mains but easily can be and the energy company will be able to install an electricity meter.

Sewage: The buyer will need to install a phyto-purification system for sewage.

Gas: An LPG tank can be installed by the buyer.

All technical systems for the house(s) and grounds can be decided at the start of the renovation project.

ENERGY

Energy performance class to be defined upon start project.

OTHER FEATURES

DIRECT ENVIRONMENT

Cerreto is accessed by a small gravel road. There are several houses nearby that have recently been restored but the owner's privacy is guaranteed.

PROPERTY MANAGEMENT

For a separate fee, SpecialUmbria is able to look after every element of a renovation project, from completing the sale, to full interior and exterior design, including landscaping and putting in a pool. Once finished, SpecialUmbria can offer year-round holiday rental and management services for the property. You can find more information in the separate Services section of our website.

NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. The restoration project has to be submitted and approved by the Municipality.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (13km); Ancona [AOI] (127km); Florence [FLR] (169km); Rome Ciampino [CIA] (190km); and Rome Fiumicino [FCO] (198km); and Pisa [PSA] (229km).

Train: There is a train station in Perugia (14km) where car hire is available.

Road: The A1 motorway exits closest to the property are at Orte (97km) for Rome and at Valdichiana (63km) for connections to Florence.

DISTANCES

Cerreto is close to several towns and cities in both

Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Perugia (14km); Castiglione del Lago (32km); Assisi (33km); Todi (45km); Cortona (50km); Gubbio (60km); Città di Castello (62km); Montepulciano, which is famed for its wine (64km); Spoleto (66km); Orvieto (72km); Arezzo (95km); Siena (108km); Florence (158km); and Rome (171km).

LEISURE & ACTIVITIES

Lake Trasimeno, with its beaches and boats, islands and water-sports facilities, is 60km away. For golfers, there are two courses to choose from: the 18-hole course at Golf Club Perugia in Ellera Umbra (6km), or 18-hole Antognolla Golf course (23km) which is one of the most spectacular and challenging in Italy.







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