



CERRETO

*Local tradition in the countryside
close to a big city.*

PRICE	EUR 350.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Main house: 547 sqm, partially habitable and partially deposit. Annex: 441 sqm. It is allowed to change the destination of use and get approximately 200sqm of habital space, which need to remain within maximum 50 meters from the main house. Private land: 14.395 sqm 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

Cerreto is located in a quiet countryside neighbourhood next to a local grave well-maintained road.

The main building originally dates back to 1800, it is currently in need of a complete restoration, offering endless potential to create your dream home or vacation retreat.

Cerreto is a unique opportunity for those seeking a renovation project in a tranquil location.

Ideal for those with a vision, this property is waiting to be reimagined into a stunning residence. With easy access to local amenities and transportation, this is a rare opportunity to invest.

The other houses visible in the photos have been restored and will be finished in the year 2025.

LAYOUT

BEDROOMS

The buyer can specify the internal layout and design of the property for the restoration. This includes the number of bedrooms and bathrooms, the kitchen(s) and living areas. The buyer might like to consider further options, such as a wine cellar, pantry, technical and utility areas, dressing rooms and fitted wardrobes.

BATHROOMS

As described above.

KITCHEN

As described above.

LIVINGROOM

As described above.

OTHER ROOMS

As described above.

FACILITIES

OUTSIDE

Also terrace(s), garden and grounds can be landscaped as desired, in keeping with the property's location.

TECHNICAL

Water: the connection to the mains is not realized yet, but can be easily obtained by the buyer after which the meter can be installed by the water company;

A well is present for the irrigation of the garden, but its pressure is in need of verification;

Electricity: the connection to the grid is not realized yet, but can be easily obtained by the buyer after which the meter can be installed by the energy supplier;

Sewage: phytopurification is necessary to be installed by the buyer for the sewers;

Gas: a lpg tank can be installed by the buyer.

All technical systems in and around the house(s) will need to be decided upon the renovation project.

ENERGY

TBD

OTHER FEATURES



DIRECT ENVIRONMENT

There are a few houses nearby but 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 property in its current state, as described in this profile.

SURROUNDING

TRAVEL

*Air:*The nearest airports are: Perugia [PEG] (13km); Ancona [AOI] (127km); Florence [FLR] (169km); Rome Ciampino [CIA] (184km); 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);Gubbio (60km); Città di Castello (62km); Cortona (50km); Spoleto (66km); Montepulciano, which is famed for its wine

(64km); Arezzo (95km); Orvieto (72km); Siena (108km); Florence (158km); and Rome (171km).

LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is 60km away. For golfers there is a choice of two 18-hole courses at Golf Club Perugia in Ellera Umbra (25km) or at Antognolla Golf Club (26km), one of the best courses in Italy.







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