



CIBOTTOLA PROJECT

Panoramic views of the surrounding hills, coupled with easy access, make this an ideal location in which to build a private property.

TURN-KEY PRICE

Starting from EUR 1.4 mio

Asking price for the land in its current state is EUR 195.000; for an average of 250 sqm of property (app. 4 bedrooms), including purchase land, planning, construction, interior and exterior design, cost will start at EUR 1.4 mio.

SALES CATEGORY DIMENSIONS

SpecialUmbria project

A private plot of land measuring 7,210 sqm, that includes a maximum building allowance of 923 sqm. All measurements are approximate.

RENTAL POTENTIAL SLEEPS BEDROOMS BATHROOMS

LOCATION GPS: 42.9593,12.108706
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

This buildable plot of land lies in stunning countryside, just a short walk from the small hilltop village of Pietrafitta, where some basic amenities are available. Close to Piegara, and not far from both the Abbazia dei Sette Frati and Castello di Cibottola, this is quintessential Umbria.

The land comes with a building allowance covering a total surface maximum of 923 sqm. This can be used for one or more houses of which the buyer can decide the layout and landscaping.

Surrounded by olive groves and wooded countryside, the plot is private without being isolated and offers a beautiful rural location with the convenience of Pietrafitta within walking distance.

The buyer can choose to build one larger or two smaller independent properties and can specify the internal layout and design on completion of sale.

The mentioned “starting from EUR 1.4 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 land, construction (new build) included the building’s structure 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

Landscaping and planting can be carried out during the build.

TECHNICAL

All utilities are available nearby and will need to be connected during the building project, including electricity, mains water, sewage and LPG gas. Each new house must include at least one solar panel for production of hot domestic water, and enough photovoltaic solar panels for the production of at least 1kw of electric energy. A construction project needs to be submitted to the Municipality subject of approval.

ENERGY

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

OTHER FEATURES

DIRECT ENVIRONMENT

Cibottola is easily accessed by a quiet local asphalted road that winds through the countryside.

PROPERTY MANAGEMENT

For a separate fee, SpecialUmbria is able to look after every element of this building project, from completion of sale to full interior and exterior design and build. Once finished, SpecialUmbria can offer year-round holiday rental and management services for the property. You can find more information on the separate Services section of our website.

NOTES

The asking price refers to the purchase-sale of the plot of land in its current state.

SURROUNDING

TRAVEL

Air: The nearest airports are Perugia [PEG] (35km); Ancona [AOI] (140km); Florence [FLR] (163km); Rome Ciampino [CIA] (184km); and Rome Fiumicino [FCO] (201km).

Train: There is an international train station in Chiusi (33km) where car hire is available.

Road: The A1 motorway exit closest to the property is at Fabro (32km) for connections to Rome and at Chiusi (33km) for connections to Florence.

DISTANCES

Many of Umbria and Tuscany's loveliest towns and cities are within easy reach, including: Pietrafitta (3km); Piegara (17km); Deruta (21km); Città della Pieve (26km); Perugia (26km); Castiglione del Lago (30km); Todi (40km); Cortona (49km); Assisi (51km); Montepulciano, which is famous for its wine (53km); Orvieto (62km); Gubbio (77km); Città di Castello (78km); Spoleto (87km); Arezzo (95km); Siena (109km); Florence (151km); and Rome (175km).

LEISURE & ACTIVITIES

Lake Trasimeno (30km) has water sports facilities and beaches. There are three golf courses close by: nine-hole Lamborghini Golf Course in Panicarola (23km), 18-hole Golf Club Perugia in Ellera Umbra (18km) and 18-hole Antognolla Golf Club - one of the best courses in Italy (38km).







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