



CIBOTTOLA

Panoramic views over the surrounding hills and easy access, make this an ideal location on which to build a private property

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| PRICE | EUR 195.000 |
| SALES CATEGORY | SpecialUmbria project |
| DIMENSIONS | The plot measure 7.210 sqm of private land that includes a building allowance of maximum 923 sqm. All measurements are approximate. |
| RENTAL POTENTIAL | Upon purchase, SpecialUmbria is available to project manage the build of this property, including interior design and styling, for an agreed fee. On completion of the project, we would be delighted to exclusively manage the short-term holiday rental of the property, giving you a guaranteed return on your investment. Please contact us for more details. |
| 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 few mts in a walking distance from the small hilltop village of Pietrafitta, where some basic amenities are available.

Nearby structures of historical interest such as the Abbazia dei Sette Frati and Castello di Cibottola.

There is the possibility of building one or more houses of approximately 923 sqm of total surface, surrounded by olive trees and green countryside. The entire layout of the house, annex and the courtyard will follow your ideas and tastes.

Private but not isolated, the plot offers a beautiful rural location with the nearby convenience of Pietrafitta.

LAYOUT

BEDROOMS

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 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 buyer might like to consider further options such as a wine cellar, technical and utility areas, dressing rooms and fitted wardrobes.

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 PV solar panel for that property's hot water. Each house's solar panels must produce at least 1kWh of electric energy.

ENERGY

TBD 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 of the build. 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 plot in its current state. Separately, an estimated cost for a turn-key property may be given, to include the materials, the works (including technical systems), landscaping and garden planting, technical fees and project management fees, as well as all interior and exterior furniture and decoration.

SURROUNDING

TRAVEL

*Air:*The nearest airports are: Perugia [PEG] (35km); Ancona [AOI] (140km); Florence [FLR] (163km); Rome Ciampino [CIA] (184km); Rome Fiumicino [FCO] (201km); and Pisa [PSA] (234km).

*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 32km away at Fabro for connections to Rome and at Chiusi (33km) for Florence.

DISTANCES

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

(151km).

LEISURE & ACTIVITIES

Lake Trasimeno (30km) has water sports facilities and beaches. There are three golf courses close by: 9-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).







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