



CIBOTTOLA

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

PRICE	EUR 195.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	A private plot of land measuring 7,210sqm, that includes a maximum building allowance of 923sqm. All measurements are approximate
RENTAL POTENTIAL	Upon purchase, Special Umbria is available to project manage the build of this property, including interior design and styling, and landscaping and planting, for an agreed fee. On completion of the project, we would be delighted to exclusively manage the short-term holiday rental of the property/properties, 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 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 923sqm. 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.

LAYOUT

BEDROOMS

The buyer can decide the number, layout and design of the bedrooms at the start of the project.

BATHROOMS

The buyer can decide the number, layout and design of the bathrooms at the start of the project.

KITCHEN

The buyer can decide the layout and design of the kitchen(s) at the start of the project.

LIVINGROOM

The buyer can decide the number of rooms, layout and design of the living space at the start of the project.

OTHER ROOMS

The buyer might like to consider further options, such as a wine cellar, larder, technical and utility areas, dressing rooms and built-in 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 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 sale of the plot in its current state. Separately, an estimated cost for the design and build of a turn-key property can be given, to include materials, works (including technical systems), landscaping and 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); 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).







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