



COLLEMANCIO PROJECT

This spacious property offers an exciting restoration project in an exquisite hillside location with breathtaking views in every direction.

TURN-KEY PRICE

Starting from 2,2 mio

The price of the property in its current state is EUR 530.000. For a property of this size - approximately 600sqm - the restoration project price starts at EUR 1.67 mio. This includes planning, restoration, and interior and exterior design.

SALES CATEGORY

SpecialUmbria project

DIMENSIONS

The main building is 600sqm and the separate annex is 100sqm. Land included in the sale is 15.000sqm. All measurements are approximate.

RENTAL POTENTIAL SLEEPS BEDROOMS

BATHROOMS

LOCATION GPS: 42.995634,12.532369
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Collemancio is a restoration project not far from Assisi involving a large house and a detached annex. Occupying an outstanding hilltop location in Umbria's green heartland, the property has panoramic views over the entire valley as far as the eye can see.

The two buildings are surrounded by vineyards, olive groves and farmland and offer privacy and space in an authentic setting that has changed little over time.

The project concerns approximately 700sqm of habitable space. The main building takes up 600sqm and needs a full restoration, enabling the buyer to build it to their own exacting taste. The annex, an independent house, is about 100sqm and is already renovated.

The property's immediate setting and wider location, along with the freedom that a renovation project brings, make this an exciting opportunity full of potential.

The mentioned "starting from EUR 2,2 mio" price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: construction (renovation, new build or restoration pending the situation) included the building's structure where necessary 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

The property is accessed by private driveway. The council will allow the construction of a swimming pool on application and the buyer can decide on landscaping and terracing during the project.

TECHNICAL

There is currently mains electricity on a meter and mains water.
Permission will also be given for a private well to be dug.
We are currently researching sewage systems and LPG tanks for the property.
All other technical elements will be decided during the project and calculated into the total cost, including underfloor heating and cooling, a private well, and the installation of solar panels.

ENERGY

Class to be established upon the start of the project for finishing

OTHER FEATURES

DIRECT ENVIRONMENT

The property enjoys complete privacy.

PROPERTY MANAGEMENT

SpecialUmbria is able to look after every element of the project and beyond, from completion of the sale



to full interior and exterior design. Once finished, we are able to offer year-round management and rental services for the property. You can find more information in the separate Services section of the website.

NOTES

The asking price refers to the sale of the property in its current state. The estimated cost of the turn-key project includes the materials, the works (including technical systems and a pool), landscaping and planting the garden, 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] (21km); Ancona [AOI] (127km); Rome Ciampino [CIA] (186km); Florence [FLR] (190km); Rome Fiumicino [FCO] (203km) and Pisa [PSA] (254km). **Train:** There is a train station at Assisi (21km) where car hire is available. **Road:** The A1 motorway exit closest to the property is at Chiusi (74km) for connections to Florence and Rome.

DISTANCES

Cannara (8km); Bevagna (12km); Spello (17km); Assisi (21km); Foligno (22km); Perugia (29km); Trevi (30km); Todi (47km); Lake Trasimeno (52km); Gubbio (62km); Castiglione del Lago (71km); Cortona (75km); Orvieto (79km); Montepulciano, which is famed for its wine (88km); Arezzo (107km); Rome (170km); and Florence (180km).

LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is 52km away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (56km), or 18 holes at Golf Club Perugia in Ellera Umbra (33km).





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