



## COLLEMANCIO

*Dreaming location for this restoration project not far from Assisi, with breathtaking and illimited landscape.*

PRICE	EUR 530.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	The main building is approximately 600 sqm + the annex is approximately 100 sqm. The land included is approximately 15.000 sqm.
RENTAL POTENTIAL	Upon completed project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio.
SLEEPS	TBD
BEDROOMS	
BATHROOMS	

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



## INTRODUCTION

Collemancio is a large restoration project which currently involve a main house and an annex. With his wonderful position, on top of a hill, it dominates the entire valley, offering panoramas as far as the eye can see.

The two existing buildings immersed in a very Umbria's authentic scenario and surrounded by cultivated fields, vineyards and olive groves.

The project involves the use of 700 smq approximately: divided in 600 smq of the main building that has to be restored, its perfect for those who love to customize the home with their own taste and according to their needs. Instead the annex/ dependence is about 100 smq and it is completed renovated.

## LAYOUT

### BEDROOMS

At the moment there are two finished bedrooms in the annex. The main building project needs to be completed, so the number, layout and design of the bedrooms can be fully decided by the buyer upon the finishing project.

### BATHROOMS

At the moment there are two finished bathrooms in

the annex.

The number, layout and design of the bathrooms in the main building can be fully decided by the buyer upon the finishing project.

### KITCHEN

At the moment there are two kitchens completed restored in the annex. The number, layout and design of the kitchen(s) in the main building can be fully decided by the buyer upon the finishing project.

### LIVINGROOM

A modern and spacious living room is present in the annex, instead in the main building the number, layout and design of the living rooms can be fully decided by the buyer upon the finishing project.

### OTHER ROOMS

The number, layout and design of all other rooms (like wine cellar, technical and utility areas, wardrobes, etc.) can be fully decided by the buyer upon the finishing project.

## FACILITIES

### OUTSIDE

Swimming pool is allowed upon presentation of project at the Authorities.

### TECHNICAL

Property is connected to all mains, has the annex is recently restored

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT

Privacy is granted thanks to his locations.

## PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out if desired. You can find more information in the separate section 'Property Services' on this website.

## NOTES

The asking sales price refers to the property in its current state as described in this profile. It includes the project presented to the Council.

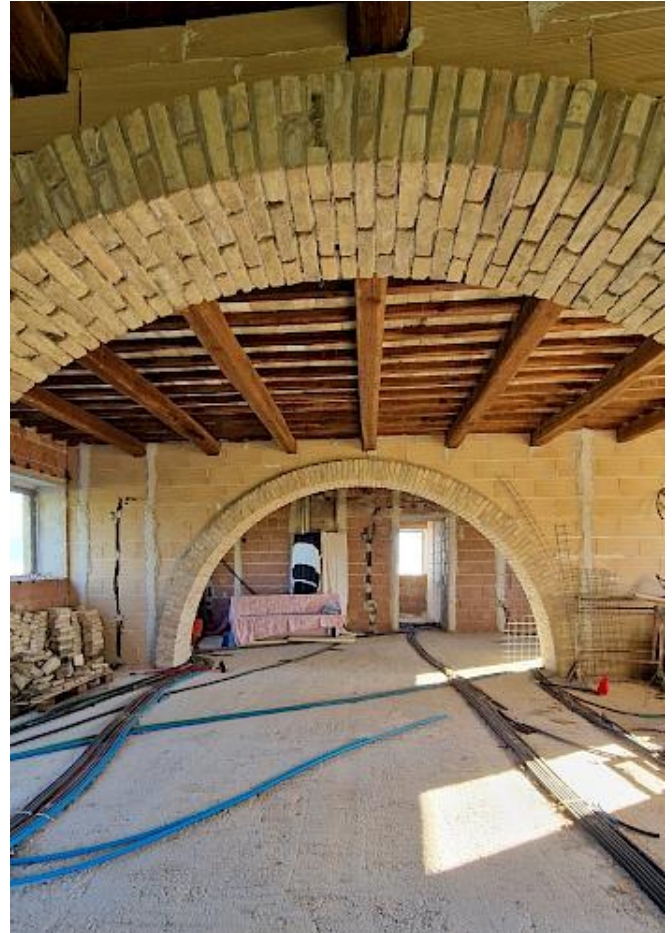
## SURROUNDING

### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (21 km), Ancona (127 km), Rome Fiumicino (203 km), Ciampino (186 km), Florence (190 km).

### DISTANCES

Cannara (8 km); Bevagna (12 km); Assisi (21 km); Spello (17 km); Foligno (22km); Perugia (29 km); Trevi (30 km); Lake Trasimeno (52 km); Cortona (75 km); Rome (170 km); Florence (180 km).









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