



## COLOMBELLA

*A five-bedroom property with huge renovation potential that balances its peaceful rural location with its close proximity to the vibrant city of Perugia*

PRICE	EUR 390.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Main house: 245sqm Garage: 31sqm Private land: 4.8 hectares All measurements are approximate
RENTAL POTENTIAL	
SLEEPS	5
BEDROOMS	5
BATHROOMS	2

#### LOCATION

GPS: 43.167238,12.482916  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Colombella is an exciting prospect: a well-proportioned country villa in a wonderful location that is a renovation dream.

Set in the breathtaking landscape of Italy's green heartland and with all the merits of rural living, the house is just less than half an hour from Perugia.

The house in need of restoration has excellent credentials, including easy access, a spacious garage, and large land around. Colombella could be considered as a blank canvas in terms of interior design and with permission to put in a pool and landscape the garden, this is a property that the buyer can renovate to their specific taste and requirements, realising its huge potential.

Currently, the main works required—beyond any desired interior finishes—concern the roof and a structural check of the foundations. Originally built in the 1970s, the property reflects the typical features of that period.

The overall renovation can be roughly estimated starting at around €1.2 million, covering the roof, foundations, all new systems, new windows and shutters, as well as complete refurbishment of the outdoor areas, in addition to any custom-made solutions according to the Buyer's preferences. Any addition can be considered, such as heated swimming pool, further landscaping, parking area,

etc.

## LAYOUT

### BEDROOMS

Currently there are five bedrooms. The number of bedrooms and their layout can be changed during renovation.

### BATHROOMS

Currently there is one bathroom on the ground floor and one on the first floor. The number of bathrooms and their layout can be changed during renovation.

### KITCHEN

Currently there is one kitchen on the ground floor.

### LIVINGROOM

The large living room is connected to the dining area and the kitchen by a series of brick columns. The buyer can specify the internal layout and design of the living room(s) during renovation.

### OTHER ROOMS

There's a conservatory on the ground floor with access to the garden that would make a lovely second sitting or dining room. There is a porch at the back of the house that has a brick, wood-fired oven. There's a garage that can also be used for storage.

## FACILITIES

### OUTSIDE

The property is accessed by a gate and a driveway. A spacious garden that is largely lawn surrounds most of the property, with woods and a stream nearby.

### TECHNICAL

The property is connected to the electricity mains





while water comes from a private well. There is a septic tank for sewage and there is the possibility of adding a GPL tank for gas.

## ENERGY

Class G

## OTHER FEATURES

## DIRECT ENVIRONMENT

There are a few houses nearby but privacy is guaranteed thanks to the beautiful trees that surround part of the house.

## NOTES

The asking price refers to the property in its current state, as described in this profile.

## SURROUNDING

### TRAVEL

*Air:* The nearest airports are: Perugia [PEG] (13km); Ancona [AOI] (115km); Florence [FLR] (174km); Rome Ciampino [CIA] (194km); Rome Fiumicino [FCO] (211km); and Pisa [PSA] (241km).

*Train:* There is a train station in Perugia (17km) where car hire is available.

*Road:* The A1 motorway exits closest to the property are at Orte (106km) for Rome and at Valdichiana (75km) for connections to Florence.

## DISTANCES

Colombella is close to several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Assisi (27km); Gubbio (31km); Perugia (43km); Città di Castello (50km); Todi (52km); Castiglione del Lago (60km); Cortona

(65km); Spoleto (66km); Montepulciano, which is famed for its wine (78km); Arezzo (86km); Orvieto (86km); Siena (127km); Florence (174km); and Rome (185km).

## LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is 60km away. For golfers there is a choice of two 18-hole courses at Golf Club Perugia in Ellera Umbra (25km) or at Antognolla Golf Club (26km), one of the best courses in Italy.









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