



COTTINO PROJECT

Part of the ruin dates back to Roman time, that with the passing of time, has been extended to a rural farmhouse, and that now can be restored into a unique property with easy access, enjoying great views on Todi, including a private olive grove

TURN-KEY PRICE

Starting from 2.1 mio

The property in its current state is on the market for EUR 550.000. The construction/restoration price starts at 2.1 mio euros and is based on a solid restoration of the main house (approximately 350 sqm) including purchase buildings in current state, planning, construction, all interior and exterior design, construction of swimming pool and several extras.

SALES CATEGORY

SpecialUmbria project

DIMENSIONS

The current main building: 292 sqm
The current agricultural annex: 341 sqm
Private land: 45.565 sqm
All measurements are approximate.



RENTAL
POTENTIAL
SLEEPS
BEDROOMS
BATHROOMS
LOCATION

GPS: 42.799264,12.453930
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

Cottino is a ruin with vast renovation potential, located just a few kilometers from the city of Todi, offering stunning views of the town. Easily accessible via an asphalted road, it also benefits from a beautiful private olive grove at the back.

The property has the characteristics of a small village, with an internal courtyard. Some of the walls date back to Roman times, showcasing the evolution of the structure over the years. It was likely once used as a farmhouse.

The starting price of EUR 2.1 mio includes the total cost of a turn-key project: construction (renovation, restoration or building from new, as applicable), all finishes (including tech and service systems, a swimming pool, landscaping and planting), technical fees (such as architect, engineer, surveyor), project and design management by SpecialUmbria, and all interior and exterior furniture and decoration.

LAYOUT

FACILITIES

OUTSIDE

During a restoration project, terraces and landscaping can be decided. The swimming pool can be built upon request and approval by the Municipality.

TECHNICAL

Electricity is available at the property as well as water and telephone line.

Installation of solar (hot domestic water) and photovoltaic panels (generation electricity) is possible; its correct positioning will need to be evaluated with the authorities in the project set up. All new inside and outside systems, including underfloor heating and cooling in the house(s), will be calculated into the project costs.

ENERGY

To be determined at the start of the project.

OTHER FEATURES

DIRECT ENVIRONMENT

The property is set in a serene, tranquil countryside environment. On one side it neighbours to a private house at comfortable distance from the main, to be restored farmhouse, where local residents live. The photovoltaic panel park opposite of the road, is located on and belongs to third party property; standing on "Cottino" property, it doesn't impact the panoramic views over the countryside and on Todi.

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 on the separate Services section of

our website.

NOTES

The asking sales price refers to the property in its current state as described in this profile; the restoration project has to be submitted and approved by the Municipality.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (46km); Rome Ciampino [CIA](146km); Rome Fiumicino [FCO] (164km); and Florence [FLR] (205km).

Train: The nearest international train station is in Orvieto (40km), where car hire is available.

Road: The E45 exit closest to the property is at Todi (6km).

DISTANCES

Cottino 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: Todi (6km); Deruta (27km); Orvieto (43km); Montefalco/Bevagna which is known for its wine (27km); Foligno (32km); Perugia (45km); Spoleto (40km); Assisi (52km); Castiglione del Lago (66km); Cortona (91km); Montepulciano, which is also famous for its wine (104km); Rome (135km); Siena (151km); and Florence (192km).

LEISURE & ACTIVITIES

Lake Trasimeno, with its beaches and boats, islands and water-sports facilities, is just over an hour away. For golfers, there are two courses to choose from: the 18-hole course at Golf Club Perugia in Ellera Umbra (58km), or 18-hole Antognolla Golf course (71km) which is one of the most spectacular and challenging in Italy. The property is in a renowned

wine region and there are numerous vineyards nearby that offer tastings and tours, similarly for olive oil.







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