



## COTTINO

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

PRICE	EUR 550.000
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	Upon completed project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio.
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 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.

## LAYOUT

### BEDROOMS

The number, layout and design of the bedrooms can be fully decided by the buyer upon the restoration.

### BATHROOMS

The number, layout and design of the bathrooms can be fully decided by the buyer upon the restoration.

### KITCHEN

The layout and design can be fully decided by the buyer upon the restoration.

### LIVINGROOM

The layout and design can be fully decided by the buyer upon the restoration.

### OTHER ROOMS

The layout and design can be fully decided by the buyer upon the restoration.

## 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

All technical decisions can be made during the renovation project.

### ENERGY

TBD at the start of the project.

### OTHER FEATURES

### 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. I



## SURROUNDING

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### 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).

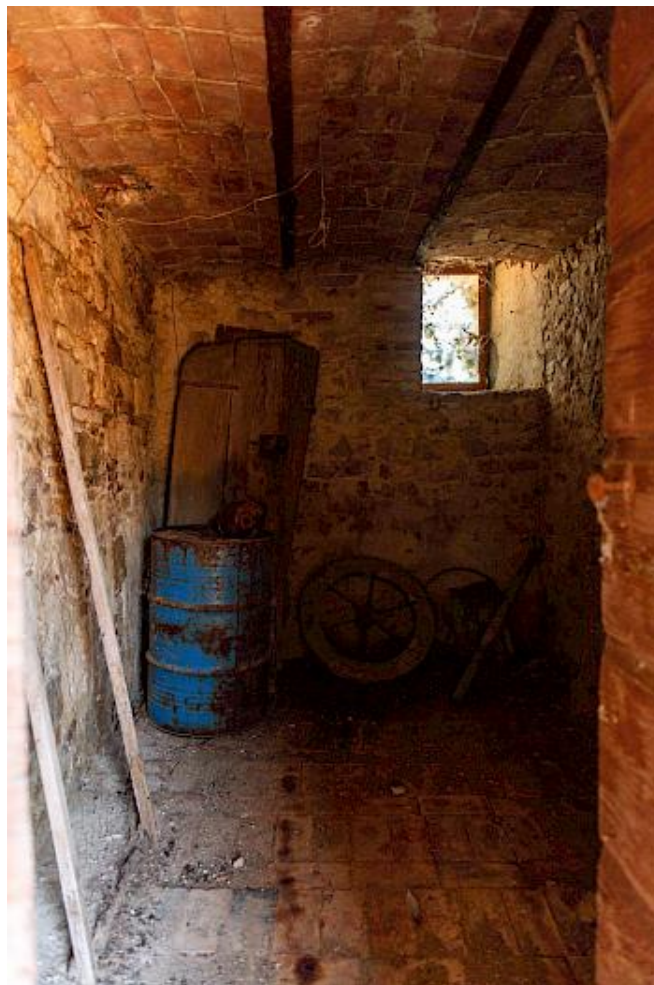
### LEISURE & ACTIVITIES

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.