



## GIRASOLE

*Farmhouse to be completed, with a decent amount of private land around, to finish adding one's taste and touches*

PRICE	EUR 990.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Main house: approximately 520 sqm; land: approximately 53.600 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	0
BATHROOMS	



LOCATION GPS: 43.039378,12.460028  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

---

Girasole is a big farmhouse to be sold in its current state. The future buyer can complete and finish the property according to her or his own wishes. It is allowed to build a swimming pool.

The location of the farmhouse is unique, in the middle of fields and not far from the idyllic town of Torgiano, with a small hamlet and the city of Assisi in the view.

The quality of the renovation is top, creating a very solid property, with large rooms.

## LAYOUT

---

### BEDROOMS

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

### BATHROOMS

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

### KITCHEN

The number, layout and design of the kitchen(s) can be fully decided by the buyer upon the finishing

project.

### LIVINGROOM

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. The internal walls of part of the house have been plastered; windows at the first floor have been put in.

## FACILITIES

---

### OUTSIDE

The council will allow the construction of a swimming pool. During a finishing project, terraces and landscaping can be decided.

### TECHNICAL

Three electricity (3 phase) meters, two communal water meters and two wells are present. All the piping for clean and waste water as well as a septic tank are in place. Predisposition (pipes) for future electrical wiring by the buyer has been delivered and installed.

### ENERGY

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

### OTHER FEATURES

### DIRECT ENVIRONMENT

Not isolated, but with some houses in the proximity, although all of them are at a distance that keeps the privacy. 200 mt of gravel road.



## 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.

## SURROUNDING

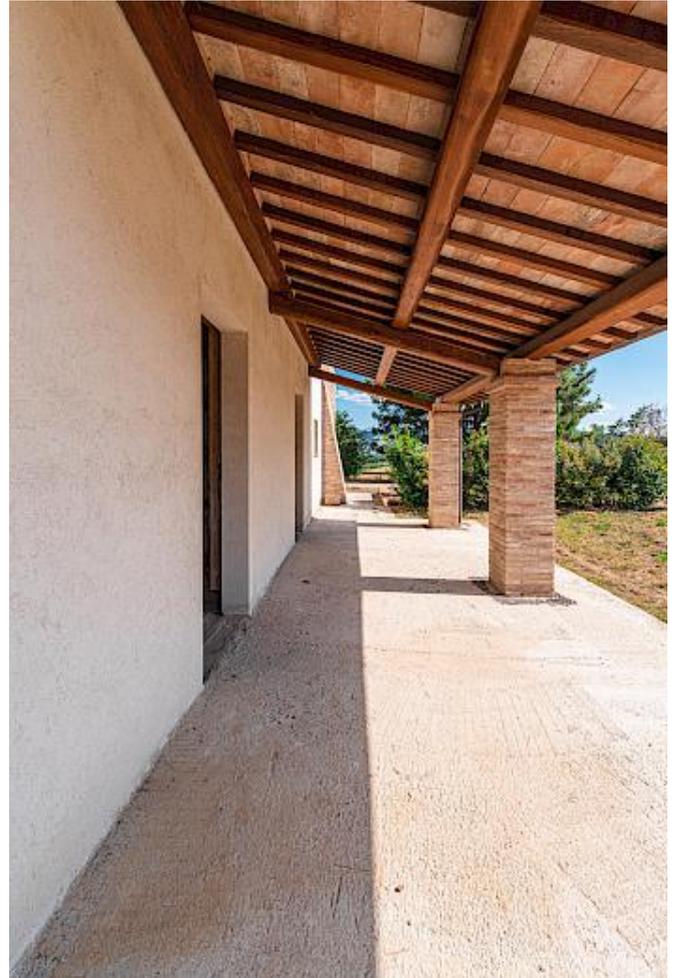
---

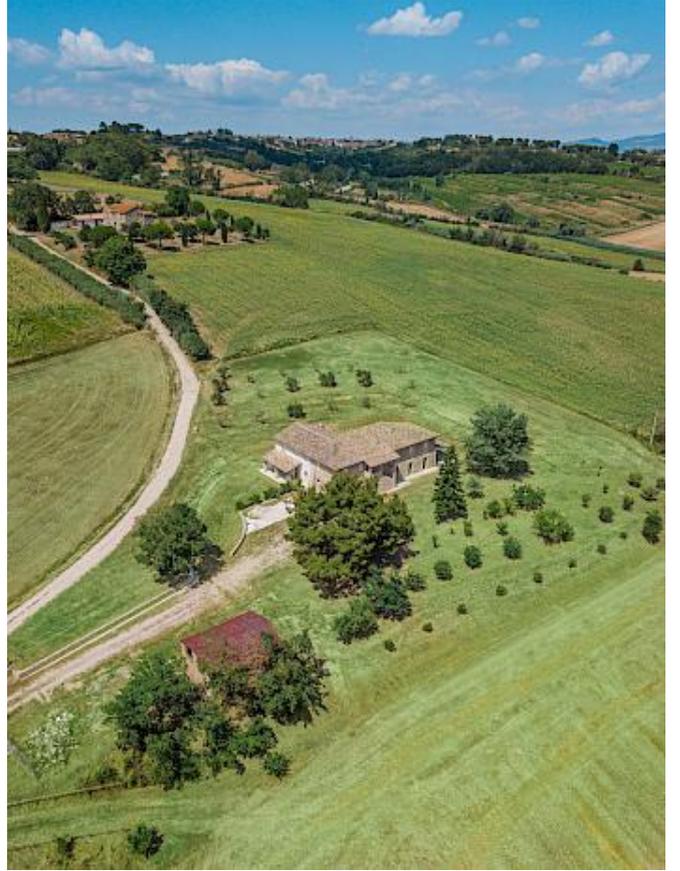
### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (15 km), Rome Fiumicino (170 km), Ciampino (176 km); Florence (180 km), Ancona (130 km).

### DISTANCES

Torgiano (3 km); Assisi (14 km); Perugia (17 km); Bevagna (20 km); Spello (24 km); Foligno (30 km); Trevi (40 km); Lake Trasimeno (60 km); Cortona (63 km); Rome (160 km); Florence (170 km).







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