



## GOSPARINI PROJECT

*This generously sized plot is in a spectacular location and comes with permission to build a private property and pool to the buyer's specification.*

**TURN-KEY PRICE**

Starting from 1,6 mio

The price for the site in its current state is EUR 190,000. As a project, for a property of approximately 400sqm, prices start at EUR 1.4 million. This includes planning, building, interior and exterior design.

**SALES CATEGORY**

SpecialUmbria project

**DIMENSIONS**

The project offers approximately 440sqm of building allowance on approximately half a hectare (4,475sqm) of land.

Permission is granted for a maximum of two independent properties with the building allowance split between them.

**RENTAL POTENTIAL**



SLEEPS

BEDROOMS

BATHROOMS

LOCATION

GPS: 43.2341095,12.1090761

Scan the picture below with a suitable smartphone or tablet computer:



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## INTRODUCTION

Gosparini is located on a beautiful Umbrian hillside with breathtaking views over Lake Trasimeno and into Tuscany. In a small rural community of independent, stylish villas, and just a short walk from a bar and small restaurant, its perfect position offers connection as well as guaranteed privacy.

Building permission has been given for one or two freestanding houses/villas with a swimming pool (per house), to be completed according to the buyer's wishes. SpecialUmbria is able to deliver and oversee the project, from buying to completion, using our wealth of experience on similar builds.

This part of Umbria is brimming with opportunity for those who wish to explore central Italy and its rich cultural heritage and myriad outdoor activities. Assisi, Perugia, Montepulciano and Siena, as well as both Arezzo and Cortona, are all within an hour of the property.

**The starting price of EUR 1.6 million is an estimate of the total project cost for a turn-key property, to include: construction, all finishes (including technical systems and a swimming pool), a garden (including landscaping and planting), technical fees (eg architect, engineer, surveyor), project and design management by**

**SpecialUmbria, and all interior and exterior furniture and decoration.**

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## LAYOUT

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## FACILITIES

### OUTSIDE

Further landscaping and planting is permitted, as is the construction of a private pool. If the buyer is looking to build two houses, they are allowed to each have a private pool.

### TECHNICAL

There is currently no electricity.

There is currently no water so the property will need to be connected to the mains and permission will be given to dig a private well.

The sewage system requires a septic tank.

An LPG tank can also be installed.

All (other) technical elements will be decided during the project and calculated into the total cost, including underfloor heating and cooling, a private well, and the installation of solar panels.

Underfloor heating and cooling system, digging of well, installation of solar panels, are calculated in the total cost of the project.

### ENERGY

TBD at the start of the project.

### OTHER FEATURES

### DIRECT ENVIRONMENT

Gosparini is accessed by a small, quiet country lane at the start of a rural hamlet made up of independent villas of various sizes scattered up the hillside. There is a bar/small restaurant within walking distance.

### PROPERTY MANAGEMENT



SpecialUmbria is able to look after every element of the project and beyond, from completion of the sale to full interior and exterior design. Once finished, SpecialUmbria can offer year-round management and rental services for the property. You can find more information in the separate Services section of the website.

## NOTES

The asking price refers to the sale of the plot in its current state. The estimated cost of the turn-key project includes the materials, the works (including technical systems and a pool or pools), landscaping and garden planting, technical fees and project management fees, as well as all interior and exterior furniture and decoration.

## SURROUNDING

### TRAVEL

*Air:* The nearest airports are: Perugia [PEG] (55km); Florence [FLR] (150km); Ancona [AOI] (165km); Pisa [PSA] (215km); Rome Ciampino [CIA] (235km); and Rome Fiumicino [FCO] (250km).

*Train:* There is a train station in Terontola (23km) and Umbertide (23km), where car hire is available.

*Road:* The A1 motorway exit closest to the property is 10km away at Tuoro sul Trasimeno (N75/E45) for connections to Rome and Florence. At Umbertide (23km) you can join at N3bis/E45 to go north towards the Adriatic coast and south towards Perugia.

### DISTANCES

Many of Umbria and Tuscany's most important cities are within easy reach, including: Castiglione del Lago (28 km); Città di Castello (40 km); Perugia (45 km); Arezzo (50km); Montepulciano, which is famous for its wine (50 km); Gubbio (53 km); Deruta (60 km); Assisi (65 km); Todi (85 km); Siena (88 km); Montefalco/Bevagna (95 km); Spoleto (105 km);

Orvieto (110 km); Florence (120 km); and Rome (230 km).

### LEISURE & ACTIVITIES

There are fabulous views from Gosparini towards Lake Trasimeno (7km) where there are water sports facilities and beaches. There are three golf courses relatively close by: 9-hole Lamborghini Golf Course in Panicarola (38km), 18-hole Golf Club Perugia in Ellera Umbra (40km) and 18-hole Antognolla Golf Club - one of the best courses in Italy (38km).





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