



## LA CIMA PROJECT

*La Cima is within walking distance of the nearest town and offers an exciting opportunity in a beautiful location.*

### TURN-KEY PRICE

Starting from 1,990 mio

Price for the property in its current state is Eur 390.000. For an average of 450 sqm of property (4-5 bedrooms), including planning, demolition of existing buildings, construction and interior and exterior design, cost will start at 1,560 mio Euros

### SALES CATEGORY

SpecialUmbria project



**DIMENSIONS** The total residential buildable allowance, counting up the ruins is 422 sqm, divided in: house 325 sqm, small annex 20 sqm and big annex 77 sqm;  
Further building allowances are available as specified in this profile. The land is approximately 20.401 sqm.

**RENTAL  
POTENTIAL  
SLEEPS  
BEDROOMS  
BATHROOMS  
LOCATION**

GPS: 43.121484,11.945692  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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La Cima, Italian for peak or hilltop, lies on the brow of a hill in glorious Umbrian countryside, just a 15-minute walk from the small town of Pozzuolo, with views towards Lake Trasimeno and Montepulciano.

This once-handsome redbrick building is now derelict and therefore offers various restoration or building possibilities, including an entirely new single-storey modern villa or a more traditional farmhouse.

Furthermore, it is possible to recover the current building, the annexes that are there, plus you can make an extension of another 28 sqm (totalling the main building to max. 450 sqm), plus a non-residential annex (storage) of 30 sqm, a porch (measuring max. 10% of the property's ground floor surface), and even a winter garden (serre) attached

to the house (equal to max. 20% of the main house ground floor surface). The measure indications are maximum measures; it is also allowed to demolish and reconstruct a smaller house.

All changes and new constructions are subject to approval of a project plan at the Municipality.

The sale includes almost two hectares of private land and the house is surrounded by vineyards and fields in a delightful rural setting. There's an obvious site for an infinity pool (7m\*14m would be allowed) with far-reaching views across this pretty and gentle landscape.

The house is approached by a well-maintained gravel lane and is just two minutes by car from the nearest amenities.

**The mentioned "starting from EUR 1,990 mio" price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: construction (renovation, new build or restoration pending the situation) included the building's structure where necessary as well as all finishings including systems and swimming pool, landscaping and planting of garden, technical fees (e.g. architect, engineer, surveyor), project & design management by SpecialUmbria, all interior and exterior furniture and decorations.**

## LAYOUT

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## FACILITIES

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### OUTSIDE

The buyer can choose how to landscape the garden and grounds, including putting in a pool, building paved terraces and choosing what to plant, although it must be in keeping with the property's location.

### TECHNICAL

All utilities are available and will need to be (re)connected during the building project, including electricity, mains water, sewage and LPG gas.



Permission for a well will be given.  
It is possible to make large windows and French windows unless authorized by the Civil Engineers (structural part) and the Municipality.

## ENERGY

Class TBD at the start of the project.

## OTHER FEATURES

## DIRECT ENVIRONMENT

Gravel road of approximately 1 km and it starts right after the center of Pozzuolo.  
Shops are at convenient distant drive (and walk).  
Opposite the road there is another farmhouse (already restored). Both houses develop in opposite direction, so privacy is fully granted.

## 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 mentioned price for the purchase of the property refers to the last asking price for the acquisition of the property in its current condition before it was committed to be sold end of January 2025. The estimate of the cost of the turn-key project includes all the delivery of works and materials including finishing and systems, all fees from technicians and project management fee from SpecialUmbria.

## SURROUNDING

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## TRAVEL

The nearest airports are Perugia [PEG] (59km); Florence [FLR] (137km); Ancona [AOI] (162km); Rome Ciampino [CIA](188km); and Rome Fiumicino [FCO] (201km).

*Train* There is a train station at Terontola (12km) with direct connections to Rome, Florence, Arezzo, Perugia and other popular destinations and where car hire is available. Alternatively, there is an international train station in Chiusi (16km) where car hire is available, too.

*Road* The A1 motorway exit closest to the property is at Castiglione del Lago (10km; N75/E45) for connections to Rome and Florence.

## DISTANCES

Many of Umbria and Tuscany's loveliest towns and cities are within easy reach, including: Castiglione del Lago (8km); Montepulciano (17km); Cortona (21km); Città della Pieve (29km); Perugia (51km); Arezzo (63km); Deruta (65km); Orvieto (66km); Assisi (74km); Siena (77km); Città di Castello (87km); Todi (93km); Gubbio (100km); Montefalco/Bevagna (100km); Spoleto (110km); Florence (117km); and Rome (175km).

## LEISURE & ACTIVITIES

Lake Trasimeno (8km) has water sports facilities and beaches as well as lovely walks nearby in the Niccone Valley. There are three golf courses within easy reach: nine-hole Lamborghini Golf Course in Panicarola (16km), 18-hole Golf Club Perugia in Ellera Umbra (43km) and 18-hole Antognolla Golf Club - one of the best courses in Italy (50km).







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