



## LA CIMA

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

PRICE	EUR 390.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	The current building surfaces are divided into 325 sqm for main building, 20 sqm for small annex and 77 for big annex; further building allowances are available as specified in this profile. The private land measures approximately 20.401 sqm.

**RENTAL  
POTENTIAL**

Upon purchase, Special Umbria is available to project manage the renovation (and styling) of this property for an agreed fee. On completion of the project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio. Please contact us for more details.

**SLEEPS**

TBD

**BEDROOMS**

**BATHROOMS**

**LOCATION**

GPS: 43.121484,11.945692

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



## INTRODUCTION

Nestled in Umbria, walking distance from a town, La Cima offers majestic views and yet easiness to be reached.

The ruin offers unlimited possibilities for restoration: whether would be a modern house on one storey or a typical farmhouse keeping intact the rustic key element.

The property can be renovated and moved slightly in case of demolition and reconstruction, while maintaining one of the original axes, subject to approval of a project.

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 ground already shaped perfectly to accommodate the construction of an (infinity) swimming pool (7m\*14m would be allowed), is surrounded by vines and fields, keeping always the enchanting agricultural feelings. The bordering gravel road is already in a good condition, and allows to reach Pozzuolo in a 15 min walking or 2 min drive.

## LAYOUT

### BEDROOMS

The buyer can specify the internal layout and design of the property for the restoration. This includes the number of bedrooms and bathrooms, the kitchen(s) and living areas. The buyer might like to consider further options, such as a wine cellar, pantry, technical and utility areas, dressing rooms and fitted wardrobes.

### BATHROOMS

As described above.

### KITCHEN

As described above.

### LIVINGROOM

As described above.

### OTHER ROOMS

As described above.

## FACILITIES



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## OUTSIDE

Also terrace(s), garden and grounds can be landscaped as desired, in keeping with the property's location.

## TECHNICAL

All technical equipments will need to be decided upon the renovation project.

Mains water can be easily hooked up as already present in the neighbouring property and a well can be dug.

Electricity present but to be hooked up again.

It is allowed to make large windows and French windows provided that final authorisation is given by the Region (structural part) and the Municipality (architectural part).

## ENERGY

Class TBD upon restoration

## OTHER FEATURES

## DIRECT ENVIRONMENT

Gravel road of approximately 1 km that starts right after the center of Pozzuolo.

Shops are at convenient distant drive (and walk).

Opposite the road is another farmhouse (already restored). Both houses develop in opposite direction, so privacy is fully granted.

## PROPERTY MANAGEMENT

Special Umbria can offer full property management services throughout the year. Please see the Property Services section for more information.

## NOTES

The asking price refers to the property in its current state, as described in this profile.

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## SURROUNDING

### TRAVEL

**Air** The nearest airports are: Perugia [PEG] (52km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (140km); Rome Ciampino [CIA] (192km); Pisa [PSA] (201km); and Rome Fiumicino [FCO] (207km).

**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 also available.

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

### DISTANCES

Pozzuolo 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: Montepulciano, which is famed for its wine (17km); Cortona (21km); Perugia (51km); Deruta (67km); Arezzo (51km); Assisi (75km); Orvieto (66km); Siena (77km); Citta di Castello (83km); Montefalco/Bevagna (97km); Spoleto (120km); Florence (125km); and Rome (179km).

### LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water sport facilities is only ten minutes away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicola (20km) or 18 holes at Golf Club Perugia in Ellera Umbra (42km).







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