



LA CIMA

When it comes to location, La Cima is unbeatable, standing fiercely on a top of a field, with Montepulciano in the view

PRICE	EUR 390.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	The total residential buildable allowance, counting up the ruins is 422 sqm, divided in: small annex 19.84 sqm; Further 100 sqm will be allowed. The land is 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 ground already shaped perfectly to accomodate an infinite swimming pool, 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

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 digged. Electricity present but to be hooked up again.

ENERGY

Class TBD upon restoration

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

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.

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 Panicarola (20km) or 18 holes at Golf Club Perugia in Ellera Umbra (42km).







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