



## LA ROCCA DI ASSISI PROJECT

*The exquisite setting of this historic project in the heart of Assisi offers breathtaking views over the town's bell towers and churches to the vastness of the valley beyond*

TURN-KEY  
PRICE

Starting from 2 mio

The price of the property in its current state is EUR 950.000. As a project, for a property of approximately 300sqm, prices start at EUR 1.1 mio. This includes planning, restoration, and interior and exterior design.

SALES  
CATEGORY

SpecialUmbria project

DIMENSIONS

The official size of the property is 365sqm, divided as: 277.87sqm of existing areas to be finished; 105sqm of potential ground floor space; and a further 22sqm to be submitted to the planning authorities for evaluation. The garden/courtyard is approximately 121sqm.

RENTAL  
POTENTIAL

SLEEPS

BEDROOMS

BATHROOMS

LOCATION

GPS: 43.072106,12.615130

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



## INTRODUCTION

La Rocca di Assisi project occupies a unique position in the centre of Assisi, a Unesco World Heritage Site and one of the most beautiful towns in Italy. This is an extraordinary opportunity to be able to design a property in such an incredible place where all the necessary permits have already been obtained.

La Rocca is an historic house in a characteristic L shape with loggias and a garden on an upper terrace with incomparable views over the town and the valley below. The world-renowned Santa Chiara church is just one of several notable buildings that can be seen from the house.

Given the historical and cultural importance of the location, building work is hugely restricted and getting the necessary approval from the authorities is complicated. However, all the necessary restoration permits have been approved and are included in the price of the project.

**The starting price of EUR 2 million is an estimate of the total project cost of delivering a turn-key property, to include: construction (renovation, building from new or restoration), all finishes including technical systems and a small**

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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.

### LAYOUT

### FACILITIES

#### OUTSIDE

A small above-ground swimming pool/plunge pool would be permitted (with size restrictions) but permission must be sought from the authorities.

#### TECHNICAL

There is currently mains electricity on a meter, and water, gas and sewage can all be connected to the mains.

Permission will also be given for a private well to be dug.

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.

#### ENERGY

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

#### OTHER FEATURES

#### DIRECT ENVIRONMENT

The property is in the historic centre of Assisi which is a Unesco World Heritage Site. On the side of a hill, it is surrounded by other houses, including one further up the hill just behind it.

#### 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 property in its current state, including all valid permits that have already been sought for the project work. The estimated cost of the turn-key project includes the materials, the works (including technical systems and a small pool), landscaping and planting the garden, 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] (15km); Ancona [AOI] (127km); Rome Ciampino [CIA] (186km); (Florence [FLR] (190km); Rome Fiumicino [FCO] (203km) and Pisa [PSA] (255km). Train: There is a train station in Assisi where car hire is available. Road: The A1 motorway exit closest to the property is at Chiusi (70km) for connections to Florence and Rome.

## DISTANCES

Santa Maria degli Angeli (7km); Spello (14km); Foligno (22km); Bevagna (23km); Perugia (29km); Trevi (33km); Lake Trasimeno (52km); Gubbio (53km); Todi (59km); Castiglione del Lago (68km); Cortona (70km); Montepulciano (86km); Orvieto (90km); Arezzo (105km); Rome (175km); and Florence (180km).









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