



LA SANITA'

*Simply the best location where
designing from scratch a dream
house with private pool*

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|---------------------|--|
| PRICE | EUR 370.000 |
| SALES CATEGORY | SpecialUmbria project |
| DIMENSIONS | Habitable space dimension that can be achieved is approximately 345 gross sqm. Secondary space (not registered as habitable) of further annexes, underground area and porches that can be realized is approximately 152 gross sqm. The land included is approximately 3,2 hectares. |
| RENTAL POTENTIAL | Upon completed project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio. |
| SLEEPS | |

**BEDROOMS****BATHROOMS****LOCATION**

GPS: 42.942295,12.008541

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



INTRODUCTION

Getting to La Sanità means taking a road from the center of Città della Pieve, and driving for a few minutes, until you reach a farm house with a lot of character which is now a ruin. Restructuring it can be an occasion. Surrounded by olive trees, land and wooden parts, what is most striking is the place where it is located: breathtaking views of Tuscany, a step away from the valley that divides Umbria and Tuscany, with the village of Città della Pieve behind! Further 58 sqm of buildable allowance might be approved by the Council upon presentation of a project.

LAYOUT**BEDROOMS**

The number, layout and design of the bedrooms can be fully decided by the buyer upon the restoration.

BATHROOMS

The number, layout and design of the bathrooms ms can be fully decided by the buyer upon the restoration.

KITCHEN

The layout and design can be fully decided by the

buyer upon the restoration.

LIVINGROOM

The layout and design can be fully decided by the buyer upon the restoration.

OTHER ROOMS

The layout and design can be fully decided by the buyer upon the restoration.

FACILITIES**OUTSIDE**

The council will allow the construction of a swimming pool. During a restoration project, terraces and landscaping can be decided. The countryside gravel road, in good condition, which currently cuts through the premises can be moved.

TECHNICAL

Water and electricity can be brought to the property.

ENERGY

TBD

OTHER FEATURES**DIRECT ENVIRONMENT**

Located on a hillside south of the village of Città della Pieve which is at 2 km distance approximately. Few houses are located in the distance and at the back of the property.

PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. Find more information in the separate services section of the website.



NOTES

The mentioned sales price refers to the last asking sales price for the property in its current state as described in this profile before it was committed to be sold early April 2023. A restoration project has to be submitted and approved by the Municipality.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (53 km), Rome Fiumicino (185 km) and Ciampino (170 km) International Airports and Florence International Airport (155 km); nearest A1 Motorway exit is at Chiusi (14 km) for Florence and Rome; international train station of Chiusi (10 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (35 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (94 km), Florence (132 km), Perugia (43 km), Gubbio (88 km), Todi (75 km), Orvieto (48 km), Spoleto (102 km), Montefalco / Bevagna (94 km), Deruta (58 km), Assisi (64 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).





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