



LA SANITA'

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

PRICE	EUR
SALES CATEGORY	to be restored
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 purchase, Special Umbria is available to project-manage the renovation and/or styling of this property, for an agreed fee. On completion of the project, we would be delighted to exclusively manage the short-term holiday rental of the property, giving you a guaranteed return on your investment. Please contact us for more details.

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









