



LUCIA PROJECT

Lucia Project starts with the aim to customize a large property according to your taste and wishes.

TURN-KEY PRICE

Starting from 2,3 mio

Price for the grounds is EUR 500.000. For an average of 350 sqm of property (5-6 bedrooms), including planning, demolition of existing buildings, construction and interior and exterior design, cost will start at 1,8 mio Euros.

SALES CATEGORY

SpecialUmbria project

DIMENSIONS

The existing buildings have a total surface of 572 sqm, to add on top an extra buildable allowance of 100 sqm.

The land around is agricultural and it is in total 16 hectares.



RENTAL
POTENTIAL
SLEEPS
BEDROOMS
BATHROOMS
LOCATION

GPS: 42.995634,12.532369
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Lucia Project is a large restoration project in a stunning location on a grassy knoll not far from Cannara. Sitting in 16 hectares of rolling farmland, the existing buildings include a main house and an annex. A further 100sqm of building allowance has already been approved.

Easy to reach, yet occupying its own private spot in this iconic landscape, there is a delightful feeling of peace surrounding the property. The path that currently leads to the buildings takes you through pretty woodland to a large clearing, a gentle space with views in every direction. The front of the property could be opened up to reclaim the vast vista stretching to Assisi in the distance. Vineyards and olive groves hug the curves of the rolling hills with other properties dotting the landscape creating a perfect balance of seclusion and inclusion.

The exciting opportunity is that the council has already approved the relevant building permits but you will have some creative freedom to adjust the project to suit your own vision.

Lucia Project is an exciting project where the client can bring a property back to life, enhancing an

already handsome building to match its incredible setting. The completed high-spec property, pool, terraces, garden and grounds will offer a luxurious home with knockout views over this ancient landscape, while the medieval towns and cities of Italy's green heartland are just a short drive away.

The mentioned "starting from EUR 2,3 mio" price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: construction (renovation, new build or restoration pending the situation) included the building's structure where necessary as well as all finishings including systems and swimming pool, landscaping and planting of garden, technical fees (e.g. architect, engineer, surveyor), project & design management by SpecialUmbria, all interior and exterior furniture and decorations.

LAYOUT

FACILITIES

OUTSIDE

Permission has already been granted. The validity of the permission shall be checked upon starting of works. Terraces, garden and grounds can be landscaped as desired, in line with property's location. Access road is already delineated, however some better defining should be carried out.

TECHNICAL

Electricity is not present, hence it has been connected to the main electrical line and install the meter;

Water is not present yet at the property, so it has to be connected to main water and a well can be dugged.

Sewage system can be done with construction of septic tank.

LPG tank can be brought.

All the other technical equipments will be decided upon the project.

Underfloor heating and cooling system, digging of



well, installation of solar panels, are calculated in the total cost of the project.

ENERGY

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

OTHER FEATURES

DIRECT ENVIRONMENT

Other typical houses are around, so it is not an isolated property. However, it is granted 100% privacy.

PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out. You can find more information in the separate section 'Property Services' on this website.

NOTES

The asking price refers to the acquisition of the ruin in the current condition. The estimate of the cost of the turn-key project includes all the delivery of works and materials including finishing and systems, all fees from technicians and project management fee from SpecialUmbria.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (20 km), Ancona (165 km), Rome Fiumicino (170 km), Ciampino (176 km), Florence (180 km).

DISTANCES

Cannara (6 km); Bevagna (11 km); Assisi (15 km); Spello (16 km); Foligno (22km); Perugia (26 km); Trevi (28 km); Lake Trasimeno (42 km); Cortona (72 km); Rome (160 km); Florence (170 km).







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