



MERCATALE DI GIANO

Very well exposed house to be restored, including an annex, with unique view onto the San Felice Abbey, not far from the area of Montefalco

PRICE	EUR 105.000
SALES CATEGORY	to be restored
DIMENSIONS	The main house is approximately 270 gross sqm and the annex is approximately 80 gross sqm. Land around included in the price is 1,8 hectares, although more land is available.
RENTAL POTENTIAL	12-14 weeks after restoration
SLEEPS	
BEDROOMS	
BATHROOMS	



LOCATION GPS: 42.843486,12.574068
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Mercatale Di Giano is an old farmhouse on two levels and it includes an annex to be restored. It is located in a beautiful unspoiled countryside corner of Umbria, not far from Todi and other central towns of the Region. Right in front of it, on the other side of the valley, there is the lovely San Felice Abbey.

The whole house is surrounded by olive groves (400 included in the property) and almost two hectares of land.

The current owners have so far restored the following on the property:

- Foundations
- Slabs with wooden beams on the 1st floor
- Concrete structure for the annex

The house is characterized by old materials, such as stones, beams, fireplaces that upon a restoration project can really give a fantastic original look at the renovated property.

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 can be fully decided by the buyer upon the restoration.

KITCHEN

The number, layout and design of the kitchen(s) can be fully decided by the buyer upon the restoration.

LIVINGROOM

The number, layout and design of the living rooms can be fully decided by the buyer.

OTHER ROOMS

The number, layout and design of all other rooms (like wine cellar, technical and utility areas, wardrobes, etc.) 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 is adjacent to the house, is possible to move a little bit further as the land belongs to the current owner.

TECHNICAL

Electricity and communal water are present.

ENERGY

Class to be decided at the start of the restoration/renovation project

OTHER FEATURES

DIRECT ENVIRONMENT

Not isolated, but with some houses in the proximity, although all of them are at a distance that keeps the privacy.



PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to restoration/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 if desired. You can find more information in the separate section 'Property Services' on this website.

NOTES

The asking sales price refers to the property in its current state as described in this profile. More land is available upfront a separate offer to be accepted by the owners. The expenses to move the road are not included in the asking price.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (40 km), Rome Fiumicino (170 km), Ciampino (176 km); Florence (200 km), Ancona (170 km).

DISTANCES

The property for sale is located in the heart of the green Umbrian countryside, a few steps from the charming town Giano dell'Umbria. Other exquisite towns such as Bevagna and Montefalco are at a comfortable driving distance of 15 minutes. Perugia is just at 40 km. Trevi is at 20 minutes drive, Foligno at 15 minutes drive, Spoleto 30 minutes drive.

LEISURE & ACTIVITIES





