



## MONTELAGO PROJECT

*Create your dreaming country villa surrounded by the most typical landscapes of Umbria with his centenary olive.*

### TURN-KEY PRICE

Starting from 2,0 mio

Price for the property in its current state is Eur 295.000. For an average of 430 sqm of property (5-6 bedrooms), including planning, restoration of existing buildings, upgrade of the existing road, construction and interior and exterior design, cost will start at 1,75 mio Euros.

### SALES CATEGORY

SpecialUmbria project

**DIMENSIONS** Habitable space dimension that can be achieved is approximately 430 gross sqm of the main building, plus it is possible to create an annex of approximately 140 sqm attaching to the main house or keeping it at maximum of 50 mt from the main house. The land around is of approximately 75.000 sqm and it includes 586 olive trees.

RENTAL  
POTENTIAL  
SLEEPS  
BEDROOMS  
BATHROOMS  
LOCATION

GPS: 43.139359,12.185489

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



## INTRODUCTION

Montelago is the classic farmhouse dating back to 1800, typical of the countryside around Lake Trasimeno. Surrounded by olive trees and a hilly environment, with a skilful renovation, it can become a large property in a typical setting of the Umbrian countryside. The views from Montelago are very open: there is Magione on one side, and the small village of Montecolognola in the distance, while from the top of the land you can also get a glimpse Lake Trasimeno. The property is located in a private area surrounded by green, woods and beautiful natural setting. Its position is strategic as it enjoys great privacy. The property consists of a main building of about 430 square meters, on three levels and an adjoining ruin of about 140 square meters. The farmhouse is sold with 7.5 hectares of land.

Montelago has on premises more than 500 plants of olive trees, some are even centenary plants and the production of excellent olive oil can be pursued.

**The mentioned “starting from EUR 2,0 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

The council will allow the construction of a swimming pool. During a restoration project, terraces and landscaping can be decided.

### TECHNICAL

Electricity is not present yet, it could be connected to the main electrical line (the nearest is app.100 mt);

Water: a well has already been dugged and it is possible to be connected to the main water;

Sewage system: it is possible to be connected to the main sewage system;

LPG tank: we are currently collecting information. All the other technical equipments will be decided upon the project.

Underfloor heating and cooling system, 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

Located on a hillside close to the town of Magione, that is at approximately 5 km.

Two different private roads for public use are present to reach the property: one from Monte del Lago and one, a little longer, from the hill of San Feliciano.

## 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 (35 km), Rome Fiumicino (220 km) and Ciampino (204 km) International Airports and Florence International Airport (147km); nearest A1 Motorway exit is at Valdichiana (40 km) for Florence and Rome.

### DISTANCES

The most important cities in Umbria and Tuscany

with all facilities for shopping, culture and art are within reach: Perugia (28 km), Castiglione del Lago (30 km), Cortona (35 km), Città della Pieve (39 km), (wine in) Montepulciano (47 km), Assisi (49 km)Todi (62 km), Gubbio (73 km), Orvieto (80 km), Siena (87 km), Florence (132 km) and of course Rome (190 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).







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