



## MONTELAGO

*Surrounded by the most authentic landscapes of Umbria, with centenary olive trees, Montelago is an old large farmhouse to restore*

PRICE	EUR 295.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Habitable space dimension that can be achieved is approximately 430gross sqm of the main building, plus it is possible to create an annex of approximately 140 smq 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	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: 43.139359,12.185489  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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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.

## LAYOUT

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### 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

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### OUTSIDE

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

### TECHNICAL

Water and electricity can be brought to the property.  
It is possible to build a well.

### ENERGY

TBD

### 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 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. For more privacy, fencing is allowed up to aprox. 3 hectares. This property is part of aprox. 200 hectares of wildlife farm where hunting is allowed respecting specific rules of behaviour.

## 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).





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