



## PIANOZZE PROJECT

*Surrounded by mature trees and shrubs, Pianozze Project is perfect for those who want to enjoy countryside lifestyle still few steps away from lovely towns*

**TURN-KEY PRICE**

Starting from 1,8 mio

Price for the property in its current state is Eur 350.000. For an average of 300 sqm of property, including planning, restoration, interior and exterior design, cost will start at 1,450 mio Eur.

**SALES CATEGORY**

SpecialUmbria project

**DIMENSIONS**

Main House of approx. 282 sqm; no. 3 annexes with a total of 158 sqm  
Private land of approx. 12.280 sqm

**RENTAL POTENTIAL**

**SLEEPS**

**BEDROOMS**

**BATHROOMS**



LOCATION      GPS: 42.846119,12.368240  
Scan the picture below with a  
suitable smartphone or tablet  
computer:



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## INTRODUCTION

Located in a quiet area of the countryside, not far from Montecastello di Vibio, Pianozze is the classic example of a country house, surrounded by the most verdant nature, with lots of peace, but also not far from some towns. The view of Fratta Todina opens up from different corners of the property. The park all around is made of mature trees and different corners of peace and greenery. There is also a part of land with olive trees, and a small field which, if desired, can be used for a vegetable garden and fruit trees. Pianozze is a country house on which to conceive a beautiful renovation and modernization project. Although all the systems are present, and complete with swimming pool, it must be considered a property to be given a completely new life. SpecialUmbria can support you by creating a home in a splendid location, but with all the most modern systems, new materials and also a new division of spaces.

**The mentioned “starting from EUR 1,8 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.**

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## LAYOUT

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## FACILITIES

### TECHNICAL

Electricity is present, hence it has been connected to the main electrical line and installed the meter.

Water is present et at the property and a well can be digged.

Sewage system and LPG tank: we are courently collecting information.

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

Privacy is granted thanks to its locations.

Swimming pool is present but needs to be renovated.

### 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



building in the current condition. The property, even if it is a property completed with systems, and already working, needs works to be consolidated, refurbished and upgraded. 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

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### TRAVEL

International airports nearest to the property are: Perugia Sant'Egidio (45 km), Roma Ciampino (160 km), Roma Fiumicino (170km); Ancona Falconara (150 km), Firenze Peretola (200 km), Pisa Galilei (260km). The train station of Montecastello di Vibio is near and there also car rentals are available.

### DISTANCES

Todi (11 km), Acquasparta (30 km), Perugia (43km), Orvieto (45km), Narni (54km), Spoleto (52 km), Assisi (57km), Lago Trasimeno (56km), Spello (62km), Foligno (69km), Gubbio (84km), Roma (140km), Florence (190km)

### LEISURE & ACTIVITIES

A golf course is in Ellera Umbra (48 km) at Golf Club Perugia (18 holes).







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