



## PIANOZZE

*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*

PRICE	EUR 495.000
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	Pending on number of sleeps, after a SpecialUmbria project, it can be expected full occupancy in high season, and half occupancy on shoulder seasons. Please check our Rental portfolio in Umbria
SLEEPS	8
BEDROOMS	4
BATHROOMS	3



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



## INTRODUCTION

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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.

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.

The property has recently undergone improvements, namely it has been completely plastered and whitewashed; in addition to having finalized some building practices, such as static testing in additions to consolidation works both to the house and to the swimming pool, through the use of micro consolidation piles.

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.

## LAYOUT

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### BEDROOMS

At the moment there are four spacious bedrooms at

the first floor.

The buyer can specify their own internal layout and the design of the property on completion of the sale. This includes the number of bedrooms and bathrooms, the kitchen(s) and living areas. The buyer might like to consider further options such as a wine cellar, technical and utility areas, dressing rooms and fitted wardrobes.

### BATHROOMS

The property has 3 bathrooms: two at the first floor and one at the ground floor, the latter was recently completely renovated.

## FACILITIES

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### OUTSIDE

The swimming pool is present and consolidation works have recently been carried out, such as micro consolidation piles. 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

### TECHNICAL

Electricity is present thanks to the connection to the main electrical line and the meter has already installed.

Water is present et at the property and there is also phreatic well of 1,5-2 mt;

Power line and telephone line poles can be buried by the buyer

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

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT





Privacy is granted thanks to its locations.

## 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 refurbished and upgraded.

## SURROUNDING

### 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.

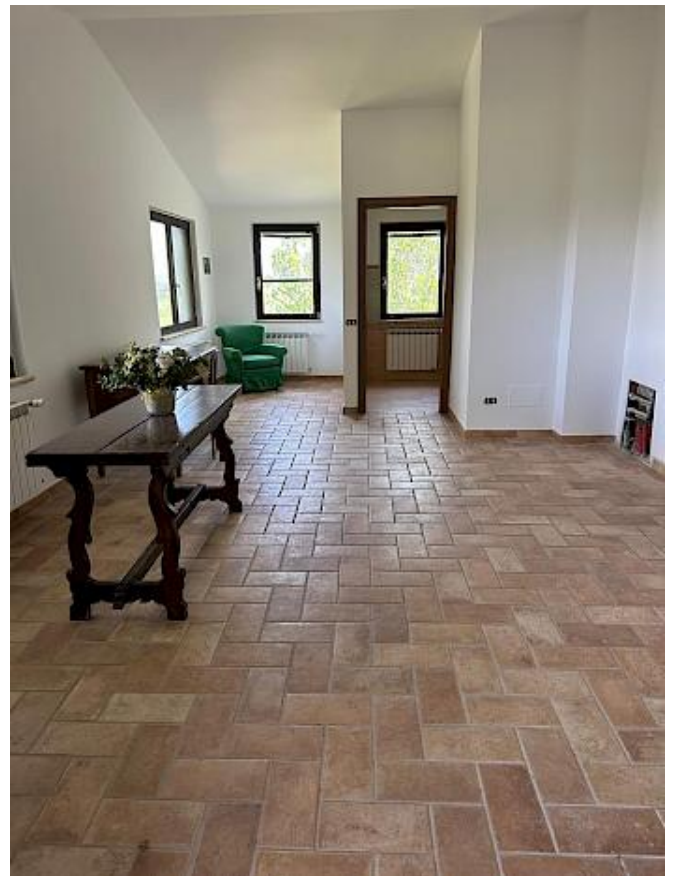
### DISTANCES

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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