



PIANOZZE

PRICE	EUR 350.000
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	
BEDROOMS	
BATHROOMS	

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



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.

LAYOUT

FACILITIES

ENERGY

TBD

OTHER FEATURES

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.

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).







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

