



PÒ MARTINO PROJECT

An exciting opportunity to turn a neglected large double farmhouse into an impressive new great property with large pool and landscaped gardens, just on the border of Umbria-Tuscany, halfway Florence and Rome.

TURN-KEY PRICE

Starting from 3.5 mio

SALES CATEGORY

The property in its current state is on the market for EUR 440,000. The construction/restoration price starts at EUR 3.000.000 and is based on a solid restoration of the main house including construction of swimming pool and several extras, including planning, construction and all interior and exterior design.

SpecialUmbria project

DIMENSIONS The current main house measures approximately 670sqm, and 100sqm of extra building allowance is permitted. The currently present annex measures 35sqm. The projected villa as shown is roughly 400 sqm large.

Approximately 2.44 hectares of private land is included in the sale that covers arable, a 200-tree olive grove and woodland.

RENTAL POTENTIAL

SLEEPS 10

BEDROOMS 5

BATHROOMS 5

LOCATION GPS: 42.915103,12.035501
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Pò Martino is a large double farmhouse in an incredible location between Monteleone d'Orvieto and Città della Pieve, where Umbria tips into Tuscany.

The large main house is currently in a state of disrepair, but its potential is impressive. The property is surrounded by beautiful countryside with mature trees and an olive grove of 200 trees. The views are magnificent on the surrounding countryside. Medieval villages for a small trip and fast connection with larger cities and airports are all nearby.

The property can be accessed from two sides by a private road that winds around the the main house. The extensive views include the Valdichiana valley in Tuscany in one direction, and the villages of Monteleone d'Orvieto with Montegabbiano behind, in the other.

The starting price of EUR 3.5 million includes the total cost of a turn-key project: construction (renovation, restoration or building from new, as applicable), all finishes (including tech and service systems, a swimming pool, landscaping and planting), technical fees (such as architect, engineer, surveyor), project and design management by SpecialUmbria, and all interior and exterior furniture and decoration.

LAYOUT

FACILITIES

OUTSIDE

The local authority will grant permission for the construction of a swimming pool upon presentation of a permit request, and terracing and landscaping can be decided during the project. A private well-maintained gravel road that leads to the property can be moved if need be.

TECHNICAL

Water for the property currently comes from a private well (a second well shared with a neighbouring property is present but its correct functioning needs a proper check). Water mains arrives at a neighbouring property; extension towards Pò Martino may be evaluated.

Electricity is available at the property. Installation of solar (hot domestic water) and photovoltaic panels (generation electricity) is possible; its correct positioning will need to be evaluated with the authorities in the project set up.

Sewage needs to be installed via a septic tank with natural dispersion.

All new inside and outside systems, including underfloor heating and cooling in the house(s), will

be calculated into the project costs.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Located on a hillside between Monteleone d'Orvieto and Città della Pieve.

Closest village is Monteleone d'Orvieto where some shops are found.

PROPERTY MANAGEMENT

For a separate fee, SpecialUmbria is able to look after every element of this building project, from completion of sale to full interior and exterior design of the build. Once finished, SpecialUmbria can offer year-round holiday rental and management services for the property. You can find more information on the separate Services section of our website.

NOTES

The asking price refers to the sale of the property as described in this profile. Plans for the restoration project are based upon the available building allowance and all relevant laws and norms; the buyer may submit the final designs to the local authorities to obtain the actual permit to start works. It is possible to build from scratch, on the condition that at least one angle of the new building remains on the site of the current building. All the pictures on this profile are renders on how the property can look after renovation. Any modification is allowed, pending approval of the local authorities.

SURROUNDING

TRAVEL

Air: The nearest airports are Perugia [PEG] (53km); Florence [FLR] (155km); Rome Ciampino [CIA](170km); and Rome Fiumicino [FCO] (185km).

Train: There is an international train station in Chiusi (12km) where car hire is available.

Road: The A1 motorway exit closest to the property is at Chiusi (12km) for connections to Rome and Florence.

DISTANCES

Many of Umbria and Tuscany's loveliest towns and cities are within easy reach, including: Monteleone d'Orvieto (3km); Città della Pieve (5km); Piegara (8km); Castiglione del Lago (26km); Orvieto (38km); Montepulciano, which is famous for its wine (39km); Perugia (43km); Deruta (44km); Cortona (50km); Todi (65km); Assisi (67km); Montefalco/Bevagna (70km); Arezzo (88km); Gubbio (90km); Spoleto (102km); Siena (104km); Florence (141km); and Rome (148km).

LEISURE & ACTIVITIES

Lake Trasimeno (25km) has water sports facilities and beaches. There are three golf courses close by: nine-hole Lamborghini Golf Course in Panicarola (16km), 18-hole Golf Club Perugia in Ellera Umbra (28km) and 18-hole Antognolla Golf Club - one of the best courses in Italy (55km).





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