



PÒ MARTINO PROJECT

An exciting opportunity to turn a neglected building into an impressive new property with a pool and landscaped gardens.

TURN-KEY PRICE

Starting from 3,32 mio

The property is on the market in its current state for EUR 495,000. The build price starts at EUR 2.825, 000 and is based on an average 670sqm of the main house and annexes, and includes planning, construction, interior and exterior design.

SALES CATEGORY

SpecialUmbria project

DIMENSIONS

The main house measures approximately 670sqm and 100sqm of extra building allowance is permitted. There is currently a 35sqm annex. 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
BEDROOMS
BATHROOMS
LOCATION

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



INTRODUCTION

Pò Martino is a large 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, and permission will be given to landscape the garden and put in a pool.

The property can be accessed by private road from two sides and the extensive views include the Valdichiana in Tuscany one way, and Monteleone d'Orvieto with Montegabbiano beyond, the other way.

The starting price of EUR 3.32 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 a swimming pool, and terracing and landscaping can be decided during the project. A well-maintained gravel road that leads to the property can be moved.

TECHNICAL

Water and electricity can be connected to the property and all other utilities can be decided during the build.

Underfloor heating and cooling, a well, and solar panels 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 must be submitted to the local authorities for approval. It is possible to build from new, on the condition that at least one angle of the new building remains on the site of the current building.

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.