



PÒ MARTINO

Simply the best location where designing from scratch a dream estate with private pool.

PRICE	EUR 495.000
SALES CATEGORY	Special Umbria project
DIMENSIONS	The main building measures approximately 670 gross sqm, where another extra construction of 100 sqm is allowed to be built. Another annex of approximately 35 sqm is present as well. The private land included is approximately 24.400 sqm, split in arable land including a part of olive grove with 200 olive trees as well as woodland.
RENTAL POTENTIAL	Upon completed project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio.
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 a unique position in the area of Umbria between Monteleone d'Orvieto and Città della Pieve. The potential is very large and the options for renovation are just as many. It is surrounded by a beautiful park with mature trees providing shade, including a private access road. The views are varied on multiple sides. Another access to the main house is present. On one side from the main house you can see the Valdichiana in Tuscany and on the other the village of Monteleone d'Orvieto, further in the distance the village of Montegabbione.

LAYOUT

BEDROOMS

The number, layout and design of the bedrooms can be fully decided by the buyer upon the restoration.

BATHROOMS

The number, layout and design of the bathrooms can be fully decided by the buyer upon the restoration.

KITCHEN

The layout and design can be fully decided by the buyer upon the restoration.

LIVINGROOM

The layout and design can be fully decided by the buyer upon the restoration.

OTHER ROOMS

The layout and design can be fully decided by the buyer upon the restoration.

FACILITIES

OUTSIDE

The Municipality will allow the construction of a swimming pool. During a restoration project, terraces and landscaping can be decided. The countryside gravel road, in good condition, which currently cuts through the premises can be moved.

TECHNICAL

Water and electricity can be brought to the property.

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.

NOTES

The asking sales price refers to the property in its current state as described in this profile. The restoration project has to be submitted and approved by the Municipality. It is possible to move the residential house, at the condition that at least



one angle of the newly to be erected building remains on the same spot where the current building is.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (53 km), Rome Fiumicino (185 km) and Ciampino (170 km) International Airports and Florence International Airport (155 km); nearest A1 Motorway exit is at Chiusi (14 km) for Florence and Rome; international train station of Chiusi (10 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (35 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (94 km), Florence (132 km), Perugia (43 km), Gubbio (88 km), Todi (75 km), Orvieto (48 km), Spoleto (102 km), Montefalco / Bevagna (94 km), Deruta (58 km), Assisi (64 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).





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