



## PÒ MARTINO

*An exciting opportunity to turn a neglected large double farmhouse into an impressive new great property with a pool and landscaped gardens.*

PRICE	EUR 440.000
SALES CATEGORY	SpecialUmbria 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**

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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, and permission will be given to landscape the garden and put in a pool.

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.

**LAYOUT**

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**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 ms 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**

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**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 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.

## 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 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.