



PODERE MAZZUOLI PROJECT

*Typical large farm building
offering huge spaces to create the
perfect estate.*

TURN-KEY PRICE

Starting from 3.8 mio

Asking price for the property in its current state is EUR 650.000; for an average of 800 sqm in the main building and 200 sqm of annexes, including purchase current state, planning, demolition of existing annexes, construction/restoration and interior and exterior design, cost will start at EUR 3.8 mio.

SALES CATEGORY

SpecialUmbria project



DIMENSIONS The existing buildings generate approximately 1.000 sqm of buildable allowance. This is divided into an 800 sqm main building and two annexes of 100 sqm each. Permission has been granted for a pool and the sale includes approximately 1 hectare of land.

**RENTAL
POTENTIAL**

SLEEPS

BEDROOMS

BATHROOMS

LOCATION GPS: 42.919750,11.940500
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Podere Mazzuoli is an exceptional renovation project of a large, handsome building in a phenomenal location.

Project Podere Mazzuoli sits proudly on top of a hill with panoramic views over the quintessential landscape of Italy's heartland. Located at the start of the stunning Valdichiana, the rolling fields and iconic cypress trees that surround the project typify its characterful mix of Umbrian and Tuscan beauty.

Close to Città della Pieve, one of Italy's most beautiful Medieval towns, the project sits in a 1.2 hectare plot. The Municipality has already approved the restoration permit, allowing a total of approximately 1.000 sqm of internal spaces, spread over several buildings, giving the new owner considerable scope over layout and purpose.

Permission has also been given for a pool, terrace(s), landscaping and a surrounding fence with a gate.

This is an exciting opportunity to breathe new life into an old, characterful suite of buildings, designing a property that suits your unique requirements.

The mentioned "starting from EUR 3.8 mio" price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: purchase of land and current buildings, construction (renovation, new build or restoration pending the situation) included the building's structure where necessary as well as all finishings including systems and swimming pool, landscaping and planting of garden, technical fees (e.g. architect, engineer, surveyor), project & design management by SpecialUmbria, all interior and exterior furniture and decorations.

LAYOUT

FACILITIES

OUTSIDE

There is planning permission for a pool, and the terrace(s), garden and grounds can be landscaped as desired, in keeping with the property's location. The property access is from a well-kept gravel road and there is permission to install a gate and fence.

TECHNICAL

Electricity meter is installed; supply needs to be hooked up.

Water is present thanks to the well and it is possible to be connected to mains water.

Sewage system can be done with construction of septic tank.

LPG tank can be brought and it is possible to be connected to main methane gas network with a specific request to the managing body.

All the other technical equipments will be decided upon the project.

Underfloor heating and cooling system, digging of

well, installation of solar panels, are calculated in the total cost of the project.

ENERGY

Energy performance class to be established upon the start of the project

OTHER FEATURES

DIRECT ENVIRONMENT

The property is surrounded by farmland and lies approximately 9 km south-west of Città della Pieve. It is notable for its easy access, good connections to the surrounding area and guaranteed privacy.

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.

NOTES

The asking price refers to the acquisition of the buildings in the current condition. The estimate of the cost of the turn-key project includes all the delivery of works and materials including finishing and systems, all fees from technicians and project management fee from SpecialUmbria.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (53km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (155km); Rome Ciampino [CIA] (170km); and Rome Fiumicino [FCO] (185km). **Train:**

There is an international train station at Chiusi (10km) where car rental is also available. Road: The A1 motorway exit closest to the property is at Chiusi (14km) for Florence and Rome.

DISTANCES

Distances Project Tenuta Monteleone is close to several towns and cities steeped in culture, in both Umbria and Tuscany, including: Città della Pieve (4km); Castiglione del Lago (26km); Montepulciano, which is famed for its wine (35km); Perugia (43km); Cortona (45km); Orvieto (48km); Deruta (58km); Assisi (64km); Todi (75km); Gubbio (88km); Montefalco/Bevagna (94km); Siena (94km); Spoleto (102km); Florence (132km); and Rome (170km).

LEISURE & ACTIVITIES

There are long walks and bike rides available directly from the property. Lake Trasimeno (25km) has beaches and water sports. There are two golf courses nearby: a nine-hole one at the Lamborghini Golf Course in Panicarola (16km), or 18 holes at Golf Club Perugia in Ellera Umbra (28km).







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