



## PODERE MAZZUOLI

*Ambitious renovation project close to Città della Pieve, where it is possible to create the perfect estate.*

PRICE	EUR 650.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Main building approximately gross 730 sqm, old hay barn app. 135 sqm, and two annexes (app. 38 sqm + 14 sqm), plus another 100 sqm of building allowance for a detached building. Total area of surrounding private land measures approximately 12.000 sqm.
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	TBD

#### BEDROOMS

#### BATHROOMS

#### LOCATION

GPS: 42.919750,11.940500

Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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If you drive past Città della Pieve and get closer and closer to the border with Tuscany, right there where the Valdichiana begins, we come to this unique property ready to be renovated. Podere Mazzuoli stands proudly on top of a hill, with some cypress trees around it, cultivated and well-kept fields, and with its character, a little Umbrian and a little Tuscan.

There are many square meters that can be obtained, giving life to an ambitious project, made up of several buildings, enriched by a beautiful swimming pool and why not, even a wellness center. You can get a magnificent and dominant property, which can also accommodate a cellar, a study and many rooms for large families or groups of friends. Surely you can give space to your imagination, and create something unique in the area that can also have an excellent economic return, taking advantage of its strategic position between Umbria and Tuscany.

## LAYOUT

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#### BEDROOMS

Number of bedrooms can be decided in the restoration project

#### BATHROOMS

Number of bathrooms can be decided in the restoration project

#### KITCHEN

Number and layout of kitchens can be decided in the restoration project

#### LIVINGROOM

Number and layout of living and dining rooms can be decided in the restoration project

#### OTHER ROOMS

During the restoration project it is possible to decide all the technical areas and other rooms

## FACILITIES

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#### OUTSIDE

The Municipality will allow the construction of a swimming pool and/or porch(es). During a restoration project, terraces and landscaping can be decided. It is also possible to install a gate and a fence. The old barn can be restored but not be demolished. It is possible to move the two annexes to another position, near the main building not longer than 30 mt, to create a detached building with 100 sqm extra allowed.

#### TECHNICAL

Mains water and electricity can be brought to the property. Availability of a well on neighbouring land with the right of drawing for the owner of Podere Mazzuoli. It is allowed to dig another private well. It is also possible to install solar (hot water) and photovoltaic (electrical energy) panels.

#### ENERGY

TBD

#### OTHER FEATURES

central heating



## DIRECT ENVIRONMENT

The property sits on the top of a hill and it is surrounded by cultivated fields. Very easy access from two different entrance points thanks to a well-kept gravel road leading directly to the property from the asphalted road.

## PROPERTY MANAGEMENT

SpecialUmbria can offer a full package of property management services all year through for this property. See the section 'Property Services' on this website.

## NOTES

The current asking sales price refers to the property in its current state as described in this profile, including a restoration project plan already prepared by a technician. The property is sold by a company, so VAT may be applied.

## 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

Ideal for long walks directly from the property. 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.