



## POGGIO DI PESCIANO

*Exceptional panoramic hilltop location sitting in its own nearly 4 hectares plot of private grounds, offering 360-degree views on the rolling hills south of Todi.*

PRICE	EUR 495.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Inside: approximately 350 sqm; outside: approximately: 4 hectares of land.
RENTAL POTENTIAL	Upon purchase, Special Umbria is available to project manage the renovation (and styling) of the property for an agreed fee. On completion of the project(s), we would be delighted to exclusively manage the short-term holiday rental of the property or properties. Please contact us for more details.
SLEEPS	6
BEDROOMS	

## BATHROOMS

LOCATION GPS: 42.703474,12.506124  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

This property for sale undoubtedly deserves the highest accolades for its exceptional panoramic location.

The house, in need of renovation, is perched atop a hill and is surrounded by a versatile plot of approximately 4 hectares, featuring olive trees, cypresses, and Mediterranean plants. Equally diverse is the 360-degree panoramic view of the historic center of Todi and the picturesque and unspoiled Umbrian countryside. Due to its elevated position, the small hill often rises above the autumn and winter fog, creating a romantic atmosphere. Despite its absolutely quiet and secluded location, the popular town of Todi, with all its amenities, can be reached by car in just 15 minutes.

## LAYOUT

### BEDROOMS

The buyer can specify the internal layout and design of the property to be restored. This includes the number of bedrooms and bathrooms, the kitchen(s) and living areas. Further options to be considered include, a wine cellar, a pantry, technical and utility areas, dressing rooms and fitted wardrobes.

### BATHROOMS

As described above.

### KITCHEN

As described above.

### LIVINGROOM

As described above.

### OTHER ROOMS

As described above.

## FACILITIES

### OUTSIDE

As described above.

### TECHNICAL

The property features electricity, LPG tank, external lights, sewage system. All the systems are in need to be upgraded and renovated.

With the presence of well and tanks, previous owner had the water delivered to fill up the tanks and the well for the domestic use. It would be possible to connect the property to mains water, which the closest connection is at approx. 1.000 mt (to tarmac road), and to investigate the possibility to dig a new well. Pool would be allowed.

### ENERGY

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### OTHER FEATURES

### DIRECT ENVIRONMENT

The property is located in the middle of the countryside, with other renovated properties visible but at comfortable distance.

### NOTES



The mentioned price refers to the last asking price for the entire property in its current state, as described in this profile and as visible on the photos, before it was committed to be sold mid January 2025.

## SURROUNDING

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### TRAVEL

Distances: closest town with a small supermarket 5.3 km, Todi (all amenities) 14 km, Montefalco 41km, Bevagna 44km, Spoleto 42km, Orvieto 52 km, Perugia 55 km, Assisi 62 km, Rome 120 km. Airports: Perugia 56 km, Rome Ciampino 131 km, Rome Fiumicino 150 km, Ancona 163 km, Florence 220 km.

### DISTANCES

Pesciano is close to several wonderful towns and cities in both Umbria and Tuscany, including: Todi (14km); Narni (39km); Spoleto (42km); Spello (55km); Perugia (55km); Orvieto (52km); Foligno (44km); Assisi (62km); Gubbio (97km); Lago Trasimeno (64km); Rome (120km); and Florence (202km).







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