



## POGGIOVENTO PROJECT

*Poggiovento Project give you the possibility to create an impressive country Villa surrounded by traditional olive grove and ancient trees.*

### TURN-KEY PRICE

Starting from 2,3 mio

Price for the property in its current state is Eur 390.000. For an average of 440 sqm of property (5-6 bedrooms), including planning, demolition of existing buildings, construction and interior and exterior design, cost will start at 1,9 mio Euros.

### SALES CATEGORY

SpecialUmbria project

**DIMENSIONS** The existing house is approximately 440 sqm + extra building allowance of 100 sqm. Two annexes: 45 sqm and 85 sqm each, for a total extra buildable allowance of 130 sqm. A further ruin can be restored for extra 130 sqm approximately. The full habitable space of annexes to be restored is maximum 200 sqm, where the remaining footage can be used for technical areas. The land that comes to the sale is approximately 8.500 sqm, including an olive grove with beautiful ancient trees!

**RENTAL  
POTENTIAL  
SLEEPS  
BEDROOMS  
BATHROOMS  
LOCATION**

GPS: 43.0812275,11.9780958  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Poggiovento is a 19th century farmhouse built of the warm red brick typical of the area around Lake Trasimeno. The property occupies a commanding position in the rolling landscape of Italy's heartland, surrounded by fields, hills and olive groves and the lake in the near distance. The panoramic view is sensational.

The property is being sold with an approved restoration permit, allowing the current footprint of approximately 440sqm, plus 100sqm of extra building allowance. It is also possible to restore the

two annexes of 45 and 85 sqm. There is also an extra ruin that adds further 130 sqm of restorable space, but the maximum that can be achieved by the restoration of annexes turning into habitable space is maximum 200 sqm. The remaining ones can be used for technical area or garage. This gives the new owner considerable scope concerning the internal layout, and 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 building characterised by exposed brick floors and wooden ceiling beams, enabling the buyer to design a property that suits their unique requirements.

**The mentioned "starting from EUR 2,3 mio" price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: 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

The Municipality will give permission for a pool to be built upon the presentation of a project at a maximum distance of 50 mt from the main house. Also terrace(s), garden and grounds can be landscaped as desired, in keeping with the property's location. There is permission to install a gate and fence.

### TECHNICAL

Electricity is not present, hence it has been



connected to the main electrical line and install the meter;

Water is not present yet at the property, so it has to be connected to main water and a well can be digged.

Sewage system and LPG tank: we are currently collecting information.

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

Class to be established upon the start of the project for finishing

## OTHER FEATURES

## DIRECT ENVIRONMENT

The property is surrounded by well-managed farmland and is close to several small towns. Gioiella is four minutes car drive away and has all the basic amenities.

## 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 building 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

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### TRAVEL

**Air** The nearest airports are: Perugia [PEG] (52km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (140km); Rome Ciampino [CIA] (192km); Pisa [PSA] (201km); and Rome Fiumicino [FCO] (207km). **Train** There is a train station at Terontola (12km) with direct connections to Rome, Florence, Arezzo, Perugia and other popular destinations and where car hire is also available. **Road** The A1 motorway exit closest to the property is at Castiglione del Lago (10km; N75/E45) for connections to Rome and Florence.

### DISTANCES

Poggiovento is close to several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Montepulciano, which is famed for its wine (15km); Cortona (20km); Perugia (48km); Deruta (60km); Arezzo (65km); Assisi (68km); Orvieto (71km); Siena (77km); Citta di Castello (83km); Montefalco/Bevagna (97km); Spoleto (120km); Florence (125km); and Rome (179km).

### LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water sport facilities is only ten minutes away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (10km) or 18 holes at Golf Club Perugia in Ellera Umbra (40km).







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