



## POGGIOVENTO

*This 19th century brick farmhouse is an impressive property with a traditional olive grove that is waiting to be transformed into a 21st century country villa.*

PRICE	EUR 390.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	The existing house measures approximately 440 sqm. An extra building allowance of 100 sqm is granted. The two annexes are 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**

Upon purchase, Special Umbria is available to project manage the renovation (and styling) of this property for an agreed fee. On completion of the project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio. Please contact us for more details.

**SLEEPS**

TBD

**BEDROOMS****BATHROOMS****LOCATION**

GPS: 43.0812275,11.9780958

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



## INTRODUCTION

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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.

## LAYOUT

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### BEDROOMS

The buyer can specify the internal layout and design of the property for the restoration. This includes the number of bedrooms and bathrooms, the kitchen(s) and living areas. The buyer might like to consider further options, such as a wine cellar, 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

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### 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

The property can be connected to water and electricity.

## ENERGY

Class TBD upon restoration

## 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

Special Umbria can offer full property management services throughout the year Please see the Property Services section for more information.

## NOTES

The asking price refers to the property in its current state, as described in this profile.

## SURROUNDING

### 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).





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