



## PRUGNETO

*At only 15 minute from Perugia,  
this large farmhouse is to be  
restored*

PRICE	EUR 295.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	<p>The existing main building has a surface of approximately 350 sqm to and the small annexes together have a surface of approximately 120 sqm. Both these surfaces can be used for restoration. Possible to apply to the extra 100 sqm of buildable allowance foreseen in the Regional Law.</p> <p>The land around is agricultural and it is in total approximately 57.000 sqm</p>

**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: 43.178305,12.298017  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Prugneto is a very peculiar restoration project involving a typical farmhouse and two annexes. Very easy to reach, with an amazing historical classical villa in the view and surrounded by sweet rolling hills, and fields. The main house dates back to 1600, and further uses of the farmhouse are in the 30's until the 60's when the last farmers used the property.

One of the features that immediately struck us when we visited this property, is the ease of access, combined with the beauty of the surrounding environment. Not only the famous Villa del Cardinale rises majestically in the distance, with its view framed by the big trees present on premises of Prugneto, but also the road to arrive, with its vineyards, its fields, really make this place one of a kind. With its square meters, and the conformation of the land, Prugneto is an invitation to create your own dream home.

The project involves the use of 470 smq approximately with the possibility to add a further 100 sqm based on current regulation. It is possible to

build a pool.

The whole property boasts also 2 hectares and a half of woodland in which several panoramic paths are present and to enjoy.

## LAYOUT

### BEDROOMS

The number, layout and design of the bedrooms can be fully decided by the buyer upon the finishing project.

### BATHROOMS

The number, layout and design of the bathrooms can be fully decided by the buyer upon the finishing project.

### KITCHEN

The number, layout and design of the kitchen(s) can be fully decided by the buyer upon the finishing project.

### LIVINGROOM

The number, layout and design of the living rooms can be fully decided by the buyer upon the finishing project.

### OTHER ROOMS

The number, layout and design of all other rooms (like wine cellar, technical and utility areas, wardrobes, etc.) can be fully decided by the buyer upon the finishing project. The internal walls of part of the house have been plastered; windows at the first floor have been put in.

## FACILITIES

### OUTSIDE

The council will allow the construction of a swimming pool. During a finishing project, terraces and landscaping can be decided.

## TECHNICAL

Electricity and main water are present at the property. All the other technical equipments will be decided upon the project.

## ENERGY

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

## OTHER FEATURES

## DIRECT ENVIRONMENT

With amazing historical villa in the view and only 250 mt of white road, Prugneto is not hisolated but privacy is 100% granted.

## 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 if desired. You can find more information in the separate section 'Property Services' on this website.

## NOTES

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

## SURROUNDING

### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (20 km); Ancona (150 km); Florence (150 km); Ciampino (205 km); Rome Fiumicino (220 km).

### DISTANCES

Colle Umberto (3 km); Corciano (10 km) Perugia Center (12 km); Magione - Lake Trasimeno (15 km); Umbertide (28 km); Panicale (37 km); Assisi (45 km); Cortona (44 km); Città della Pieve (48 km); Siena (100 km); Firenze (145 km); Rome(195 km).







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

