



ROSARO I

Unique view in a dominant position on sweet rolling hills of the Umbrian countryside surrounding Todi. Located in the center of the Region, in a short ride, a lot of towns and places are reachable, still maintaining the sense of slow countryside lifestyle.

PRICE EUR 90.000
 SALES CATEGORY buildable plot
 DIMENSIONS Outside: approximately 3000 sqm; inside 300 sqm of building allowance
 RENTAL POTENTIAL Upon completion, depending upon finishing and dimensions, 12-15 weeks per year; if desired the property can enjoy very interesting rental revenues. SpecialUmbria is able to offer a full package of project management (restoration/reconstruction etc), property management and rental services.

SLEEPS
 BEDROOMS
 BATHROOMS

LOCATION GPS: 42.7070369,12.4866483
 Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

This property is absolutely beautifully located among the rolling hills between the Medieval town of Todi and Acquasparta. The property consists of a piece of land, partly agricultural, partly buildable where one private villa (with annexes) or two small



houses with swimming pool may be built up to a total sqm of 300.

Once acquired this property, SpecialUmbria can offer a turn key solution in Umbrian style with private swimming pool, fully designed and modeled to your own wishes.

This is a place with unique characteristics: vast views on the green, Umbrian hillsides without any disturbing elements, not isolated but with a lot of privacy, close to a village and several facilities.

Please inform for more pictures.

LAYOUT

BEDROOMS

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

BATHROOMS

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

KITCHEN

The number, layout and design of the kitchen can be fully decided by the buyer.

LIVINGROOM

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

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.

FACILITIES

OUTSIDE

Thanks to its natural configuration, the plot of Rosaro can be landscaped according to the wishes of the buyer without any restrictions.

TECHNICAL

Electricity, phone line, sewer system and water arrive all at the perimeter of the property.

ENERGY

Class to be decided at the start of the building project

OTHER FEATURES

DIRECT ENVIRONMENT

The plot is located on a side of a hill, in a dominant position. Surrounded by few houses owned by local people, the privacy is not affected by this, but for sure is one plot of interest for those who don't want to feel completely secluded.

PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. Find more information in the separate services section of the website.

NOTES

The asking selling price refers to the property in its current state as described above in this profile. Close to this piece of land the same owner offers another piece of buildable land as described in the profile Rosaro II. Please inquire for all possibilities. The gravel road on the pictures and the small ruin are not part of the plot on sale.

SURROUNDING

TRAVEL

International airports nearest to the property are: Perugia Sant'Egidio (57 km), Roma Ciampino (135km), Roma Fiumicino (152km); Ancona Falconara (159km), Firenze Peretola (219km), Pisa Galilei (297km). The train station of Todi is near and in Todi also car rentals are available.



DISTANCES

Todi (16 km), Orvieto (37km), Perugia (55km), Assisi (70km), Lago Trasimeno (100km), Spello (50km), Foligno (61km), Gubbio (95km), Roma (120km)

LEISURE & ACTIVITIES

A golf course is in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).

