



## ROSARO PROJECT

*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.*

**TURN-KEY PRICE**

Starting from 1,5 mio

Price for the grounds is Eur 95.000. For an average of 350 sqm of property (4-5 bedrooms), including planning, construction, interior and exterior design, cost will start at 1,4 mio Euros.

**SALES CATEGORY**

SpecialUmbria project

**DIMENSIONS**

Rosaro sits on approximately 6000 sqm of land and there are 600 sqm of buildable allowance.

**RENTAL POTENTIAL**

**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 600.

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.

**The mentioned “starting from EUR 1,5 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

Thanks to its natural configuration, the plot of Rosaro can be landscaped according to the wishes of the buyer without any restrictions. Terraces , garden and grounds can be landscaped as desired.

### TECHNICAL

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

A well can be digged.

LPG can be brought.

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 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 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 land 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

### 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).





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