



## SALCOTTO PROJECT

*This 16th century farmhouse with its symmetrical façade offers an exciting restoration opportunity with huge potential.*

### TURN-KEY PRICE

Starting from EUR 6.6 mio

The property in its current state is on the market for EUR 1.500.000; for the purchase of the buildings in current state, including following realisation of a turn-key property of approximately 1.473 sqm of main house including outbuildings for guest and large swimming pool with terraces, planning, construction, interior and exterior design, cost will start at EUR 6.6 mio.

### SALES CATEGORY

SpecialUmbria project, to be finished

### DIMENSIONS

Main house: 1.033 sqm  
Annexes and outbuildings: 440 sqm  
Private land: 6 hectares  
All measurements are approximate

RENTAL  
POTENTIAL  
SLEEPS  
BEDROOMS  
BATHROOMS  
LOCATION

GPS: 43.2808665,11.962308  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Salcotto is a prestigious former farmhouse in an excellent location not far from Cortona, in the rolling hills of Italy's heartland. The property sits on a gentle slope surrounded by 6 hectares of private land and enjoys a unique panoramic view of the Val di Chiana, stretching from Lake Trasimeno to Mount Cetona.

The main house dates from AD 1500 and, together with the annexes and outbuildings, it has an internal footprint of approximately 1.400sqm, all of which needs restoring. Historically, the property belonged to the Marquisate of Petrela, whose coat of arms is still visible above the main entrance, and noteworthy enough to be mentioned in Farmhouses of Valdichiana, a book about the area's most notable buildings.

The farmhouse is an elegant three-storey building with a perfectly symmetrical façade and a central flight of stone steps with brick-topped sides that lead up to the first-floor front door. The windows on the ground and first floors have impressive stone surrounds and, inside, the ground-floor ceiling is a beautiful succession of barrel-vaults.

The property is surrounded by private grounds of approximately 2.500 sqm which can be landscaped to include a pool and gardens. There are more than 5 further hectares of farmland with the property, including an olive grove of 680 trees and 4 wells that offer an excellent private water supply to the estate.

Two detached annexes – one adjacent to the farmhouse and the other in front of it, offer further restoration promise. Salcotto has huge potential, either as an impressive private residence or as a high-end hospitality venue and offers an exciting opportunity for the buyer to design a property that suits their unique requirements.

**The mentioned “starting from EUR 6.6 mio” price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: purchase of land and buildings in current state, 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 estate includes an olive grove of 680 well-established trees. The Municipality will give permission for a pool to be built on presentation of the relevant permits, and terracing, gardens and grounds can be landscaped as desired, in keeping with the property's location.

### TECHNICAL

The land includes 4 private wells providing water to the estate. Electrical energy and sewage can be hooked up.



## ENERGY

Current class G; new energy performance class to be defined upon start project

## OTHER FEATURES

## PROPERTY MANAGEMENT

For a separate fee, SpecialUmbria is able to look after every element of this restoration project, from completing the sale, to full interior and exterior design of the build, including landscaping and putting in a pool. Once finished, SpecialUmbria can offer year-round holiday rental and management services for the property. You can find more information in the separate Services section of our website.

## NOTES

The asking price refers to the property in its current state, as described in this profile. The restoration project has to be submitted and approved by the Municipality.

## SURROUNDING

### TRAVEL

**Air:** The nearest airports are: Perugia [PEG] (56km); Florence [FLR] (130km); Ancona [AOI] (155km); Pisa [PSA] (175km); Rome Ciampino [CIA] (220km); and Rome Fiumicino [FCO] (240km).

**Train:** There is a train station just outside Cortona (4km).

**Road:** The A1 motorway exit closest to the property is signed Valdichiana.

### DISTANCES

Salcotto is close to several towns and cities in both Tuscany and Umbria that are steeped in culture and

full of fabulous shops, restaurants and an abundance of art, including: Cortona (4km); Castiglione del Lago (18km); Lake Trasimeno (20km); Arezzo (30km); Castel Rigone (30km); Montepulciano, which is famed for its wine (31km); Umbertide (40km); Montone (45km); Perugia (48km); Città di Castello (54km); Assisi (71km); Firenze (106km); and Rome (202km).

## LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is only 20km away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (29km) or 18 holes at Golf Club Perugia in Ellera Umbra (42km) or at Antognolla Golf Club, one of the best courses in Italy (49km).









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