



SALCOTTO

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

PRICE	EUR 1.500.000
SALES CATEGORY	to be finished
DIMENSIONS	Main house: 1,033sqm Annexes and outbuildings: 440sqm Private land: 6 hectares All measurements are approximate
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	
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 six hectares of private land and enjoys a unique panoramic view of the Val di Chiana, stretching from Lake Trasimeno to Mount Amiata.

The main house dates from 1500AD and, together with the annexes and outhouses, 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 2,500sqm which can be landscaped to include a pool and gardens. There are more than five further hectares of farmland with the property, including an olive grove of 680 trees and four wells

that offer a 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.

LAYOUT

BEDROOMS

In its current state, the main building has 11 bedrooms but the actual number after restoration is at the buyer's discretion.

The buyer can specify the internal layout and design of the property on completion of sale.

BATHROOMS

Currently there are 13 bathrooms in the main house. The buyer can specify the internal layout and design of the property on completion of sale.

KITCHEN

The buyer can specify the internal layout and design of the kitchen(s) on completion of sale.

LIVINGROOM

The buyer can specify the internal layout and design of the living room(s) on completion of sale.

FACILITIES

OUTSIDE

The estate includes an olive grove of 680 well-established trees. The council 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 four private wells providing water to the estate.

ENERGY

Class G

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.

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.