



SAN BIAGIO

Amongst the best location,s overlooking the lake Trasimeno, San Biagio marks the ideal spot for a property that can be fully finished against the buyer's wishes.

PRICE	EUR 495.000
SALES CATEGORY	to be refurbished
DIMENSIONS	The existing main building has a gross surface of approximately 370 sqm; the surrounding private land included in the asking sales price is approximately 1 hectare.
RENTAL POTENTIAL	Upon completed project, if the property matches Special Umbria's style, SpecialUmbria would be happy to consider it for its rental portfolio.
SLEEPS	TBD
BEDROOMS	
BATHROOMS	

LOCATION GPS: 43.039840,12.164454
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Newly built local stone exposed farmhouse (realised in its current status in 2020), with dramatic views overlooking Lake Trasimeno and the Nestore valley, was built from scratch (and currently in unfinished state) in accordance with the latest seismic laws and with the comfort of current thermal insulation. The farmhouse is spread out over two levels, for a total of 370 m². It is possible to customize the internal layout, as a single house or in two residential units (as currently foreseen).

The 360° panorama over the surrounding hills, the Castle of Montali, Lake Trasimeno and the Nestore valley is truly magnificent and unique; live view really leaves you breathless.

The property comes with 1 hectare of privately owned land. The possibility of buying the property with the "turnkey" formula may be evaluated at the time of negotiation. The construction of a private swimming pool is allowed.

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 Municipality allows the construction of a swimming pool upon the presentation of a planning permission. During a finishing project, terraces and landscaping can be decided.

TECHNICAL

Electricity and mains water are present at the property. All other technical systems to be acquired and installed after the purchase of the property may be decided upon the project of finishings.

ENERGY

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

OTHER FEATURES



DIRECT ENVIRONMENT

The property is dominantly located at 510 meters over sea level on top of one of the typical hills South of Lake Trasimeno, enjoying vast panoramic views both on Lake Trasimeno as well as into the green valley of the Nestore river.

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 real estate property in its current state as described in this profile. More adiacent land plus another two ruins to be developed into residential dwellings are available for sale against separate prices.

SURROUNDING

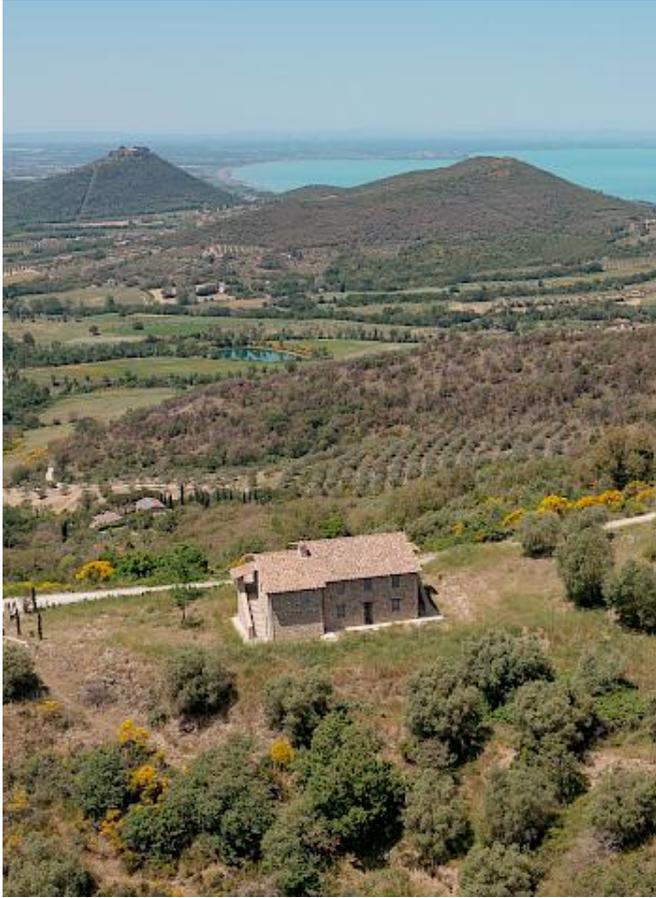
TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (40 km); Ancona (150 km); Florence (150 km); Ciampino (205 km); Rome Fiumicino (220 km).

DISTANCES

LEISURE & ACTIVITIES





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