



## SCARNICETA

*Simply the best location where  
designing from scratch a dream  
house with private pool*

PRICE	EUR 250.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Currently all the existing buildings generate approximately 400 sqm of buildable allowance for residential buildings. The land around included in the sales is approximately of 1,6 hectares. It is possible to purchase more land.
RENTAL POTENTIAL	Upon completed project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio.
SLEEPS	
BEDROOMS	
BATHROOMS	



**LOCATION**      GPS: 42.9973703,11.9937337  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Scarcineta is a large farmhouse, in a unique position in the area of Umbria close to Città della Pieve. The potential is very large and the options for renovation are just as many. Surrounded by a beautiful nature, composed by agricultural land, but also olive groves and woodland, Scarcineta offers the opportunity to develop a farmhouse, without the easiness of a well connected location. The natural tamed piece of land right in front of the house is perfect to landscape the garden and the infinity swimming pool from which enjoying a vast view.

## LAYOUT

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### BEDROOMS

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

### BATHROOMS

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

### KITCHEN

The layout and design can be fully decided by the buyer upon the restoration.

### LIVINGROOM

The layout and design can be fully decided by the buyer upon the restoration.

### OTHER ROOMS

The layout and design can be fully decided by the buyer upon the restoration.

## FACILITIES

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### OUTSIDE

The council will allow the construction of a swimming pool. During a restoration project, terraces and landscaping can be decided. The countryside gravel road, in good condition, which currently cuts through the premises can be moved.

### TECHNICAL

Water and electricity can be hooked up at the property

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT

Located on a hillside south of the village of Città della Pieve. Few houses are located in the distance.

### NOTES

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

## SURROUNDING

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## TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (53 km), Rome Fiumicino (185 km) and Ciampino (170 km) International Airports and Florence International Airport (155 km); nearest A1 Motorway exit is at Chiusi (14 km) for Florence and Rome; international train station of Chiusi (10 km) also hosts car rentals.

## DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (35 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (94 km), Florence (132 km), Perugia (43 km), Gubbio (88 km), Todi (75 km), Orvieto (48 km), Spoleto (102 km), Montefalco / Bevagna (94 km), Deruta (58 km), Assisi (64 km) and of course Rome (170 km).

## LEISURE & ACTIVITIES

Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).





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