



SCOPITINI PROJECT

Panoramic views and easy access make this an ideal spot on which to build a private property to your own specification.

TURN-KEY PRICE

Starting from EUR 1.4 mio

Asking price for the land in its current state including building allowance is EUR 90.000. For an average of 300 sqm of property (4-5 bedrooms), including purchase of the land, planning, construction, interior and exterior design, cost will start at EUR 1.4 mio.

SALES CATEGORY

SpecialUmbria project

DIMENSIONS

The plot measure 7.392 sqm of private land that includes a building allowance of maximum 1.790 sqm. All measurements are approximate.



RENTAL
POTENTIAL
SLEEPS
BEDROOMS
BATHROOMS
LOCATION

GPS: 42.965821,12.105249
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

This plot of buildable land lies in stunning countryside, just 3km from the ancient medieval hilltop town of Piegara. Sitting on the ridge of a hill where Umbria tips into Tuscany, it is accessed by a quiet, paved road that connects Piegara with Monte Arale.

The sale includes approximately three quarters of a hectare of land, and permission to build either one larger private house or two smaller ones, with a swimming pool (per each house if desired). Private but not isolated, the plot offers a beautiful quiet location with the nearby convenience of towns like Piegara, Tavernelle, Panicale and Città della Pieve.

The mentioned “starting from EUR 1.4 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 land, construction (new build) included the building’s structure 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

Landscaping and planting can be carried out during the build, including the construction of a private pool per single house.

TECHNICAL

All utilities are available nearby and will need to be connected during the building project, including electricity, mains water, sewage and LPG gas. Each new house must include at least one solar panel for the production of hot domestic water, as well as energy panels enough for the production of at least 1kW of electric energy.

ENERGY

Energy performance class to be defined at the start of the project.

OTHER FEATURES

DIRECT ENVIRONMENT

Scopitini is easily accessed by a quiet local asphalted road that winds through the countryside. There are other houses along this road and the main hub of Piegara is 2.5km away.

PROPERTY MANAGEMENT

For a separate fee, SpecialUmbria is able to look after every element of this building project, from completion of sale, to full interior and exterior design of the build. 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 acquisition of the land in its current condition. A building project at the care and expense of the buyer is subject to approval at the Municipality of Piegaro.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (45km); Ancona [AOI] (147km); Florence [FLR] (158km); Rome Ciampino [CIA] (168km); Rome Fiumicino [FCO] (183km); and Pisa [PSA] (218km).

Train: There is an international train station in Chiusi (25km) where car hire is available.

Road: The A1 motorway exit closest to the property is 20km away at Fabro for connections to Rome and at Chiusi (25km) for Florence.

DISTANCES

Many of Umbria and Tuscany's loveliest towns and cities are within easy reach, including: Piegaro (3km); Città della Pieve (13km); Castiglione del Lago (26km); Deruta (35km); Perugia (35 km); Montepulciano, which is famous for its wine (45km); Cortona (46km); Orvieto (46km); Todi (57km); Assisi (59km); Deruta (60km); Città di Castello (83km); Arezzo (84km); Gubbio (85km); Siena (101km); Spoleto (105km); Rome (156km); and Florence (163km).

LEISURE & ACTIVITIES

Lake Trasimeno (25km) has water sports facilities and beaches. There are three golf courses close by: 9-hole Lamborghini Golf Course in Panicarola (19km), 18-hole Golf Club Perugia in Ellera Umbra (28km) and 18-hole Antognolla Golf Club - one of the best courses in Italy (46km).





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

