



## 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 1,49 mio Euros

Price for the grounds is EUR 90.000. For an average of 350 sqm of property (5-6 bedrooms), including planning, construction, interior and exterior design, cost will start at 1,4 mio Euros.

### 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 buildable plot of land lies in stunning countryside, just 3km from the ancient medieval hilltop town of Piegaro. Sitting on the ridge of a hill where Umbria tips into Tuscany, it is accessed by a quiet, paved road that connects Piegaro 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 property). Private but not isolated, the plot offers a beautiful rural location with the nearby convenience of Piegaro.

**The mentioned “starting from EUR 1,49 mio” price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: construction (new build) 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

Landscaping and planting can be carried out during the build, including the construction of a private pool per single property. The telephone and electricity lines that currently run overhead can be buried underground.

### 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 PV solar panel for that property’s hot water. Each house’s solar panels must produce at least 1kWh of electric energy.

### ENERGY

TBD 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 Piegaro 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 the current condition. The estimate of the cost of the turn-key project includes all the delivery of works and materials including finishing and systems, all fees from technicians and project management fee from SpecialUmbria.

## 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: Piegara (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.

