



## SCOPITINI

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

PRICE	EUR 110.000
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**

Upon purchase, SpecialUmbria is available to project manage the build of this property, including interior design and styling, for an agreed fee. On completion of the project, we would be delighted to exclusively manage the short-term holiday rental of the property, giving you a guaranteed return on your investment. Please contact us for more details.

- SLEEPS
- BEDROOMS
- BATHROOMS
- LOCATION

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



**INTRODUCTION**

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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.

**LAYOUT**

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**BEDROOMS**

The buyer can choose to build one larger or two smaller independent properties and can specify the internal layout and design on completion of sale. This includes the number of bedrooms and bathrooms, the kitchen(s) and living areas.

**BATHROOMS**

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

**KITCHEN**

The number, layout and design of the kitchens can be fully decided by the buyer.

**LIVINGROOM**

The number, layout and design of the living rooms can be fully decided by the buyer.

**OTHER ROOMS**

The buyer might like to consider further options such as a wine cellar, technical and utility areas, dressing rooms and fitted wardrobes.

**FACILITIES**

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**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 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 sale of the plot in its current state. Separately, an estimated cost for a turn-key property may be given, to include the materials, the works (including technical systems and a pool or pools), landscaping and garden planting, technical fees and project management fees, as well as all interior and exterior furniture and decoration.

**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.