



STAGNANO PROJECT

A partly renovated property with great potential, offering stunning views of Perugia. Ideal for creating your dream home and adding a pool in a prime location.

TURN-KEY PRICE

Starting from 1.5 mio

SALES CATEGORY

The property in its current state is on the market for EUR 275.000; the construction/restoration price starts at EUR 1.500.000 and is based on a solid restoration of the main house including purchase of the buildings in current state, planning, construction, all interior and exterior design, construction of swimming pool and several extras.

DIMENSIONS

SpecialUmbria project

Main house: 253 sqm

Annex: 41sqm

Private land: 20.220 sqm

All measurements are approximate.

RENTAL POTENTIAL SLEEPS

BEDROOMS

BATHROOMS

LOCATION

GPS: 43.143343,12.585950

Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

What may initially appear to be a simple ruin is, in fact, a property where the level of renovation has already reached an excellent standard.

Designed to follow the natural flow of the land, the expert masonry work that has restored all the perimeter walls and part of the interior suggests that this property can become a masterpiece of modern architecture, seamlessly blending into the landscape, or find its place in a more classical completion.

With its magnificent views of the historic center of Perugia, as well as the semi-mountainous area that surrounds it, the land is already naturally conceived, with a beautiful flat area surrounding it.

On one side of the house, in the distance two tunnel exits from the dual carriageway of the Motorway Perugia-Ancona can be glimpsed, and its faint noise can be slightly heard. However, the potential for development on the other side of the property naturally presents the most logical spot to install a beautiful swimming pool, transforming the annex in its raw state into a lovely structure, for example, to house an outdoor pool.

There is already in place a permit to complete the property that is in the phase of renewal for another

36 months allowing the possibility to start the works immediately.

The starting price of EUR 1,5 million includes the total cost of a turn-key project: construction (renovation, restoration or building from new, as applicable), all finishes (including tech and service systems, a swimming pool, landscaping and planting), technical fees (such as architect, engineer, surveyor), project and design management by SpecialUmbria, and all interior and exterior furniture and decoration.

LAYOUT

FACILITIES

OUTSIDE

The grounds around the house are naturally flat, and designed for great outdoor.

TECHNICAL

At the property a working water well, more than 80 mt deep, is present. Electricity (and gas) supply must be hooked up, as for sewage (via septic tank and natural dispersion as required by law). All the (to be realized) systems are part of the project.

ENERGY

Energy performance class to be defined upon start project

OTHER FEATURES

DIRECT ENVIRONMENT

Direct access from tarmac road, 5 car minutes from Valfabbrica and the exit of the Motorway.

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 on the separate Services section of our website.

NOTES

The asking price refers to the property in its current state, as described in this profile. A building permit is in place, currently in the phase of renewal for another 36 months; any changes to the designs are feasible, subject to Municipality approval.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (17km); Ancona [AOI] (96km); Florence [FLR] (184km); Rome Ciampino [CIA] (197km); Rome Fiumicino [FCO] (214km); and Pisa [PSA] (243km).

Train: There is a train station in Perugia (22km) where car hire is available.

Road: The A1 motorway exits closest to the property are at Orte (113km) for Rome and at Valdichiana (84km) for connections to Florence.

DISTANCES

Stagnano is close to several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Perugia (22km); Assisi (24km); Gubbio (33km); Todi (56km); Città di Castello (66km); Castiglione del Lago (67km); Cortona (70km); Spoleto (69km); Montepulciano, which is famed for its wine (85km); Orvieto (90km); Arezzo (101km); Siena (130km); Florence (174km); and Rome (200km).

LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and

water-sport facilities is 68km away. For golfers there is a choice of two 18-hole courses at Golf Club Perugia in Ellera Umbra (31km) or at Antognolla Golf Club (38km), one of the best courses in Italy.







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