



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 construction of swimming pool and several extras, including planning, construction and all interior and exterior design.

SpecialUmbria project

DIMENSIONS

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, two exits from a dual carriageway can be glimpsed, and the 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 build that will be renewed for other 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 ground around are naturally flat, and designed for great outdoor.

TECHNICAL

In the property there is a working well, more than 80 mt deep. Electricity must be hooked up. All the systems are part of the project.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Direct access from tarmac road, 5 minutes from Valfabbrica and the exit of highway

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. There is already a building permit in place, that will be renewed for other 36 months. Any changes are feasible and subject to be approved by Municipality.

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.







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