



STAGNANO

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.

PRICE	EUR 275.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Main house: 253 sqm Annex: 41sqm Private land: 20.220 sqm All measurements are approximate.
RENTAL POTENTIAL	
SLEEPS	4
BEDROOMS	4
BATHROOMS	5

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.

LAYOUT

BEDROOMS

There are currently planned four bedrooms on the first floor, all with private bathrooms. The number and layout of the bedrooms may be changed during the renovations.

BATHROOMS

Currently are planned 5 bathrooms: on the ground floor and the others ensuite on the first floor. The number of bathrooms and their layout can be changed during the renovations.

KITCHEN

The buyer can specify the internal layout and design of the kitchen(s) on completion of sale.

LIVINGROOM

The buyer can specify the internal layout and design of the living room(s) on completion of sale.

OTHER ROOMS

The buyer might like to consider further options such as a wine cellar, larder, pantry, technical and utility areas, dressing room(s), and fitted wardrobes.

FACILITIES

OUTSIDE

Naturally flat outdoor area, where a pool can be added

TECHNICAL

In the property there is a working well, more than 80 mt deep. Electricity must be hooked up.

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 a renovation project, from completing the sale, to full interior and exterior design, including landscaping and putting in a pool. 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 property in its current state, as described in this profile.

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.