



TENUTA MONTELEONE

Simply the best location where designing from scratch a dream house with private pool

PRICE	EUR 670.000
SALES CATEGORY	to be restored
DIMENSIONS	The two ruins currently present, generate a total buildable allowance of 578 sqm for 2 buildings of 440 sqm one and 138 sqm the other. Possible to realize a pool. Land around 55 hectares approximately.
RENTAL POTENTIAL	Upon completed project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio.
SLEEPS	

BEDROOMS

BATHROOMS

LOCATION GPS: 42.932530,12.053142
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

“Tenuta Monteleone” is a splendid property located at the border between Umbria and Tuscany. The property includes the ruins for two farmhouses to be restored and land all around to grant the utmost privacy. The result of the restoration project, which might include both the ruins, is a luxury estate that will enjoy 360 degrees panoramic view of the surrounding countryside.

Approved projects are included in the sales: this will allow anyway to present changes and amendments in the layout.

LAYOUT

BEDROOMS

The number, layout and design of the bedrooms can be fully decided by the buyer upon the restoration.

BATHROOMS

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

KITCHEN

The layout and design can be fully decided by the buyer upon the restoration.

LIVINGROOM

The layout and design can be fully decided by the buyer upon the restoration.

OTHER ROOMS

The layout and design can be fully decided by the buyer upon the restoration.

FACILITIES

OUTSIDE

The council will allow the construction of a swimming pool. During a restoration project, terraces and landscaping can be decided. The countryside gravel road, in good condition, which currently cuts through the premises can be moved.

TECHNICAL

Water and electricity can be brought to the property. Possible to install solar panel and photovoltaic as well, and digging of a well to be evaluated.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Located in a not isolated environment, with easy access. The footprint of the whole property grants total privacy

PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. Find more information in the separate services section of the website.

NOTES



The asking sales price refers to the property in its current state as described in this profile. The project has to be submitted and approved by the Municipality.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (50 km), Rome Fiumicino (179 km) and Ciampino (160 km) International Airports and Florence International Airport (163 km); nearest A1 Motorway exit is at Fabro (10 km) for Florence and Rome.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within easy reach: Città della Pieve (8 km), Fabro (9 km), Piegara (23 km); Castiglione del Lago (32 km), Perugia (42 km), Orvieto (39 km), Montepulciano (43 km), Assisi (64 km) Siena (102 km), Rome (148 km) and Florence (151 km).

LEISURE & ACTIVITIES

Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (20 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







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