



## UPUPA PROJECT

*This property offers fabulous choices for those looking for the excitement of customising a house and garden while being assured that the setting is already just right.*

**TURN-KEY PRICE**

Starting from 1,150 mio

Price for the property in its current state is EUR 350.000. For an average of 200 sqm in the main building, including planning, construction/restoration and interior and exterior design, cost will start at 800.000 Euros.

**SALES CATEGORY**

SpecialUmbria project

**DIMENSIONS**

The existing building is approximately 215 sqm. The sale also includes just over 1 hectare (11,770sqm) of surrounding private land.

**RENTAL POTENTIAL**

**SLEEPS**

**BEDROOMS**

**BATHROOMS**



LOCATION      GPS: 42.863847,12.122313  
Scan the picture below with a  
suitable smartphone or tablet  
computer:



---

## INTRODUCTION

Upupa is within walking distance of the village of Parrano yet its harmonious setting on a flattened-off hilltop is fully immersed in the natural beauty of this part of Italy's green, rolling heartland, offering incredible, far-reaching views.

Currently used as a storage space for the surrounding vegetable garden and olive grove, the property is at a builder's finish – some of the internal walls have been plastered and the first-floor windows have been installed. The property is also connected to mains water and electricity. Otherwise, it is a blank canvas, offering an exciting choice of materials, colours and systems.

There are further opportunities outside, where there is scope for a pool and the perfect setting for a landscaped garden. Upupa has all the excitement of starting from scratch without being quite so daunting.

**The mentioned “starting from EUR 1,150 mio” price comprises an estimate of the total cost to incur in a project to come to a turn-key delivery of the property: construction (renovation, new build or restoration pending the situation) included the building's structure where necessary as well as all finishings including systems and swimming pool, landscaping and planting of garden, technical fees (e.g. architect, engineer, surveyor), project & design**

**management by SpecialUmbria, all interior and exterior furniture and decorations.**

---

## LAYOUT

---

## FACILITIES

### OUTSIDE

There is huge scope to develop the outside of the property. Planning permission for a pool needs to be given by the council, and further terracing and landscaping is possible, as well as the installation of perimeter fencing and a gate.

### TECHNICAL

Electricity is present: it has been connected to the main electrical line and installed the meter;  
Water is present at the property: it has been connected to main water.

Sewage system is present and LPG tank: we are currently collecting information.

All the other technical equipments will be decided upon the project.

Underfloor heating and cooling system, digging of well, installation of solar panels, are calculated in the total cost of the project.

### ENERGY

Class to be established upon the start of the project for finishing

### OTHER FEATURES

### DIRECT ENVIRONMENT

Upupa enjoys complete privacy while benefitting from having other houses nearby. Located towards the end of a flat hilltop and surrounded by olive trees, the property has vast views across the surrounding wooded hills. A dirt track leads up to the property.

### PROPERTY MANAGEMENT



SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out. You can find more information in the separate section 'Property Services' on this website.

## NOTES

The asking price refers to the acquisition of the buildings in the current condition. The estimate of the cost of the turn-key project includes all the delivery of works and materials including finishing and systems, all fees from technicians and project management fee from SpecialUmbria.

## SURROUNDING

### TRAVEL

**Air:** The nearest airports are: Perugia [PEG] (64km); Florence [FLR] (161km); Rome Ciampino [CIA] (163km); Ancona [AOI] (168km); Rome Fiumicino [FCO] (182km); and Pisa [PSA] (225km). **Train:** There is a train station at Fabro (12km). **Road:** The motorway exit closest to the property is at Fabro.

### DISTANCES

Parrano (2km); Fabro (12km); Montegabbione (14km); Monteleone d'Orvieto (17km); Piegaro (18km); Città della Pieve (25km); Panicale (31km); Paciano (41km); Orvieto (42km); Deruta (46km); Castiglione del Lago (48km); Corciano (51km); Montepulciano, which is famed for its wine (53km); Perugia (55km); Todi (57km); Assisi (71km); Cortona (77km); Montalcino (79km); Spoleto (82km); Siena (108km); Norcia (136km); Florence (147km); and Rome (149km).







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