



## UPUPA

*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.*

PRICE	EUR 350.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	The existing building is approximately 215sqm. The sale also includes just over 1 hectare (11,770sqm) of surrounding private land.
RENTAL POTENTIAL	Upon purchase, Special Umbria is available to project manage the finishing build and styling of this property for an agreed fee. On completion of any renovation project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio. We also offer full property management services throughout the year. More information is on our Property Services page.
SLEEPS	

**BEDROOMS****BATHROOMS****LOCATION**

GPS: 42.863847,12.122313

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



## INTRODUCTION

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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 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.

## LAYOUT

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**BEDROOMS**

To be decided.

**BATHROOMS**

To be decided.

**KITCHEN**

To be decided.

**LIVINGROOM**

To be decided.

**OTHER ROOMS**

The buyer can specify the exact internal layout and design of the property. This includes the number, layout and design of the bedrooms and bathrooms, the kitchen(s) and living areas. The buyer might like to consider further options, such as a wine cellar, pantry, technical and utility areas, dressing rooms and fitted wardrobes. Currently, some internal walls have been plastered and the first-floor windows have been put in.

## FACILITIES

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**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**

The property has mains water and electricity

**ENERGY**

TBD

**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 if desired. You can find more information in the separate section 'Property Services' on this website.

### NOTES

The asking price refers to the property and land in its current state, as described in this profile.

### 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.