



## GOSPARINI

*A spectacularly positioned, well sized piece of buildable land with vast panoramic Lake Trasimeno views, close to an important hilltop.*

PRICE	EUR 190.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Approximately 440 sqm of building allowance; outside: approximately 4.475 sqm.
RENTAL POTENTIAL	Pending on number of sleeps, after a SpecialUmbria project, it can be expected full occupancy in high season, and half occupancy on shoulder seasons.
SLEEPS	
BEDROOMS	
BATHROOMS	

**LOCATION**      GPS: 43.2341095,12.1090761  
Scan the picture below with a  
suitable smartphone or tablet  
computer:



## INTRODUCTION

Gosparini is a perfectly located piece of buildable land close to the top of an important hill, spectacularly overlooking Lake Trasimeno and the Tuscan mountainridge. It is ideally located in a small neighbourhood of quality villa's, at only two steps from a bar/small restaurant, but has all the privacy one may wish for. It is allowed to build one or two freestanding houses/villa's with swimming pool, completely according the buyer's wishes. SpecialUmbria is available to and has a lot of experience to assist in each and every step from buying to completing your own dream place in Italy!

The area offers many possibilities for those who would like to explore central Italy both for culture as well as sport activities. Many famous places are within 1 hour drive reach: from Assisi and Perugia to Montepulciano and Siena as well as the charming cities of Arezzo and Cortona.

## LAYOUT

### BEDROOMS

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

### BATHROOMS

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

### KITCHEN

The number, layout and design of the kitchens can be fully decided by the buyer.

### LIVINGROOM

The number, layout and design of the living rooms can be fully decided by the buyer.

### OTHER ROOMS

The number, layout and design of all other rooms (like wine cellar, technical and utility areas, wardrobes, etc.) can be fully decided by the buyer.

## FACILITIES

### OUTSIDE

Further landscaping can be done during the buildings works. It is allowed to build a private swimming pool per single house on this land.

### TECHNICAL

Electricity is not present, hence it has been connected to the main electrical line and install the meter;

Water is not present yet at the property, so it has to be connected to main water and a well can be digged.

Sewage system can be done with construction of septic tank.

LPG tank can be brought.

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 decided at the start of the building project

### OTHER FEATURES

## DIRECT ENVIRONMENT

Gosparini is located directly at a hardly frequented local road, at the beginning of a small very green neighbourhood of small and large(r) villas each at comfortable distance from the other. The proximity of a bar/small restaurant makes this location ideal!

## NOTES

The asking selling price refers to the entire land including buildable area in its current state as described in this profile. The majority of the photos is taken from the exact location; the photos with pool/garden furniture are taken from the garden of a close neighbouring property enjoying similar views.

## SURROUNDING

### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (55 km), Ancona International Airport (165 km), Rome Fiumicino (250 km) and Ciampino (235 km) International Airports, Florence International Airport (150 km) as well as Pisa International Airport (215 km); nearest Motorway exit is at Tuoro sul Trasimeno (10 km; N75/E45) for the connection with the A1 to Rome and Florence; in the direction Umbertide (23 km) one will find the N3bis/E45 towards the Adriatic coast northbound and to Perugia southbound. Near the train stations of Terontola (23 km) as well as the one in Umbertide one will find car rentals.

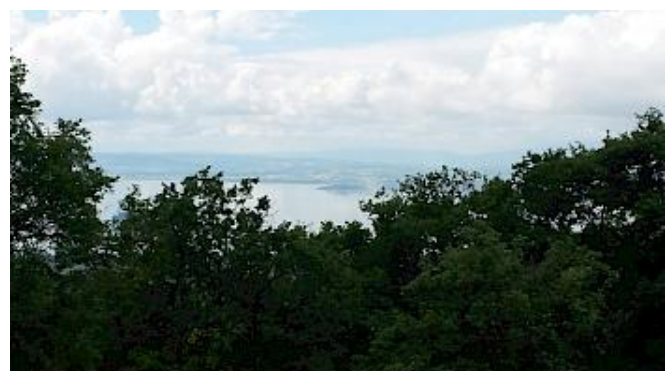
### DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (50 km), Castiglione del Lago (28 km), Arezzo (50 km), Città di Castello (40 km), Siena (88 km), Florence (120 km), Perugia (45 km), Gubbio (53 km), Todi (85 km), Orvieto (110 km), Spoleto (105 km), Montefalco /

Bevagna (95 km), Deruta (60 km), Assisi (65 km) and of course Rome (230 km).

## LEISURE & ACTIVITIES

Lake Trasimeno (7 km) with its islands, boats, beaches, leisure activities and amazing views can be found at the foot of the hill where the Villa is, near Tuoro sul Trasimeno and Passignano sul Trasimeno. Golf courses are near Panicarola (38 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (40 km) at Golf Club Perugia (18 holes).







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