



## CASIGLIANO

*A fabulous opportunity to choose a favourite ruin from this forgotten estate in an unspoilt part of Umbria and turn it into a dreamy house fit for the 21st century*

PRICE	Prices upon request
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	A collection of ruins, each one with a different footprint and individual building opportunities. Each ruin includes the 5,000sqm of surrounding land. Extra land is available to purchase on request
RENTAL POTENTIAL	Upon purchase, Special Umbria is available to project manage the renovation (and styling) of these properties for an agreed fee. On completion of the project(s), we would be delighted to exclusively manage the short-term holiday rental of the property or properties. Please contact us for more details.
SLEEPS	TBD

BEDROOMS

BATHROOMS

LOCATION

GPS: 42.703474,12.506124

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



## INTRODUCTION

---

The ruins at Casigliano are made up of the former homes of those who worked the fields on this breathtakingly beautiful estate. Available to purchase individually, the ruins are set apart from each other and thus each one is guaranteed absolute privacy. United by the incredible view and their extraordinary potential, but marked out by their own particularities, you can visit them all before choosing your favourite.

**La Gattuccia**, also known as The Pine House because of the maritime pine that grows next to it.

Main building – buildable allowance: approximately 378sqm

Annexes – buildable allowance: approximately 146sqm

Land – approximately 5,000sqm

Asking price: EUR 225,000

**La Fornace**, also known as The Tobacco Tower, because it was formerly used for drying tobacco leaves.

Main building – buildable allowance: approximately 322sqm

Annexes – buildable allowance: approximately 151sqm

Land – approximately 5,000sqm

Asking price: EUR 195,000

**La Volpara** is another ruin that is still being valued. Not much remains of the ancient walls and further calculations need to be made to ascertain how much square footage is available.

The Casigliano estate sits in a vast and ancient landscape characterised by farmland, woodland and ancient buildings. This unspoilt part of South Umbria retains an authentic charm, coupled with extraordinary beauty.

## LAYOUT

---

### BEDROOMS

The buyer can specify the internal layout and design of the property to be restored. This includes the number of bedrooms and bathrooms, the kitchen(s) and living areas. Further options to be considered include, a wine cellar, a pantry, technical and utility areas, dressing rooms and fitted wardrobes.

### BATHROOMS

As described above.

### KITCHEN

As described above.

### LIVINGROOM

As described above.

### OTHER ROOMS

As described above.

## FACILITIES

---

### OUTSIDE





The local authority will give permission for a pool, which must be built within 50m of the main house. Terrace(s), gardens and grounds can be landscaped as desired, in keeping with the property's location.

## TECHNICAL

Some of the ruins are connected to mains electricity. There is an option to build a private well for each property.

## ENERGY

Class TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

The ruins are in a rural location, with other renovated properties in the distance.

## PROPERTY MANAGEMENT

SpecialUmbria can offer year-round, full property management and rental services for these properties. You can find more information in the separate Property Services section of the website.

## NOTES

The three different ruins and their individual plots, as described in this profile, are to be sold separately. Please find the price and specific characteristics of each ruin in the main description.

## SURROUNDING

### TRAVEL

**Air** The nearest airports are: Perugia [PEG] (57km); Rome Ciampino [CIA] (130km); Rome Fiumicino [FCO] (147km); Ancona (Marche) [AOI] (161km); Florence [FLR] (218km); and Pisa [PSA] (297km).  
**Train** The nearest train station is at Todi (16km) where car hire is also available.

## DISTANCES

Casigliano is close to several wonderful towns and cities in both Umbria and Tuscany, including: Acquasparta (11km); Todi (16km); Narni (31km); Spoleto (34km); Spello (50km); Perugia (56km); Orvieto (57km); Foligno (61km); Assisi (70km); Gubbio (95km); Lago Trasimeno (100km); Rome (140km); and Florence (208km).









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