



CATTANEO PROJECT

A spectacularly positioned, well sized piece of buildable land with vast panoramic views.

TURN-KEY PRICE

Starting from 2 mio

Price for the grounds is Eur 300.000,00. For an average of 350 sqm of property (4-5 bedrooms), including planning, construction, interior and exterior design, cost will start at 1,7 mio Euros.

SALES CATEGORY

SpecialUmbria project

DIMENSIONS

Buildable plot of land of appr. 8643 sqm

RENTAL POTENTIAL

SLEEPS

BEDROOMS

BATHROOMS

LOCATION GPS: 43.1084086,12.032717
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Cattaneo is a plot of building land on which it is possible to obtain more than one residential unit, located right on the border of the town of Gualdo Cattaneo. From the lot there is an incredible view of the village of Gualdo Cattaneo and the surrounded valley, in south east direction, enjoying magnificent sunrises and afternoon lights.

The plot can be divided into three different plots which could be sold separately with a price of Eur 100.000,00 each.

The mentioned “starting from EUR 1,7 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

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

There are currently no electricity or water supplies at the property and it will need to be connected to a mains supply for both. Permission will also be given for a private well to be dug.

Sewage system can be done with construction of septic tank.

LPG tank can be brought.

All other technical elements will be decided during the project and calculated into the total cost, including underfloor heating and cooling, a private well, and the installation of solar panels.

ENERGY

Class to be decided at the start of the building project

OTHER FEATURES

DIRECT ENVIRONMENT

The plot is located in a dominant position, on top of the hills.

PROPERTY MANAGEMENT

SpecialUmbria is able to look after every element of the project and beyond, from completion of the sale to full interior and exterior design. Once finished, we are able to offer year-round management and rental services for the property. You can find more information in the separate Services section of the website.

NOTES

The asking price refers to the sale of the property in its current state. The estimated cost of the turn-key project includes the materials, the works (including technical systems and a pool), landscaping and

planting the garden, technical fees and project management fees, as well as all interior and exterior furniture and decoration.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (30 km), Ancona International Airport (128 km), Rome Fiumicino (173 km) and Ciampino (155 km) International Airports, Florence International Airport (200 km) as well as Pisa International Airport (267km); Nearest Motorway exit is Chiusi - Chiancino Terme (75 km) for the connection with the A1 to Rome and Florence.

DISTANCES

Foligno (17 km), Spello (19 km), Assisi (25km), Todi (24 km), Perugia (42km), Orvieto (59km), Lago Trasimeno (85 km), Gubbio (73km), Roma (143 km).





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