



GIRASOLE PROJECT

Farmhouse to be completed, with a decent amount of private land around, to finish adding one's taste and touches

TURN-KEY PRICE

Starting from 1,8 mio

Price for the property in its current state is Eur 990.000. For an average of 540 sqm in the main building, including planning, construction/restoration and interior and exterior design, cost will start at 800.000 Euros.

SALES CATEGORY DIMENSIONS

SpecialUmbria project

Main house: approximately 520 sqm; land: approximately 53.600 sqm

RENTAL POTENTIAL SLEEPS BEDROOMS BATHROOMS



LOCATION

GPS: 43.039378,12.460028

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



INTRODUCTION

Girasole is a big farmhouse to be sold in its current state. The future buyer can complete and finish the property according to her or his own wishes. It is allowed to build a swimming pool.

The location of the farmhouse is unique, in the middle of fields and not far from the idyllic town of Torgiano, with a small hamlet and the city of Assisi in the view.

The quality of the renovation is top, creating a very solid property, with large rooms.

The mentioned “starting from EUR 1,8 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

The council will allow the construction of a swimming pool. During a finishing project, terraces and landscaping can be decided.

TECHNICAL

Electricity is present at the property: three electricity (3 phase) meters have been installed. Predisposition (pipes) for future electrical wiring by the buyer has been delivered and installed.

Water is present at the property: two communal water meters have been installed and two wells are present.

Sewage system: all the piping for clean and waste water as well as a septic tank are in place.

LPG tank: we are currently collect 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 decided upon the start of the project for finishing

OTHER FEATURES

DIRECT ENVIRONMENT

Not isolated, but with some houses in the proximity, although all of them are at a distance that keeps the privacy. 200 mt of gravel road.

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 ruin 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

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (15 km), Rome Fiumicino (170 km), Ciampino (176 km); Florence (180 km), Ancona (130 km).

DISTANCES

Torgiano (3 km); Assisi (14 km); Perugia (17 km); Bevagna (20 km); Spello (24 km); Foligno (30 km); Trevi (40 km); Lake Trasimeno (60 km); Cortona (63 km); Rome (160 km); Florence (170 km).







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