



## Eco fiendly bioclimatic home - UNDER CONTRACT



### Details

Price : 95.000€  
Area : 135 sq m  
Land : Yes  
Pool : Yes  
Location : 06042 Campello Sul Clitunno PG, Italia  
Region : Umbria  
Bedrooms : 3  
Bathrooms : 2

### Features

rental income, Stunning Views, swimming pool, Village location

### Community Features

private parking

### Description

#### HEMPCRETE BIOCLIMATIC MEDITERRANEAN HOME

The property for sale is a panoramic plot of land of approx 2 hectares, with an already approved and ready to go project for the building of a country house on two floors, set in the idyllic atmosphere of a small hamlet in the woods near Spoleto and Campello sul Clitunno, in Umbria, Italy, whose approval was made possible by the demolition of an old barn. This is a unique opportunity to build a new house in this area as Commune restrictions limit housing constructions.

Please note: The advertised price includes the land, the share in the ownership of the pool and the house plans approved by the Commune. The building works can start immediately, however the cost of construction is additional.

The new house will be energy efficient, quiet and cool in summer, easy to manage in winter, combining the comfort of a stone house in summer with that of a well insulated modern home in winter, using an amazing material: hempcrete.

The use of this material makes it possible to build a “hempcrete passive house”: requiring no heating or cooling systems, always cool in summer, warm in winter, and no costly energy bills.

The architects who designed the project have over 30 years of experience in restoration work, during which they have cultivated a profound interest in sustainable architecture, specialising in the combination of traditional material, lime, salvaged materials, and vegetation, with the ancient yet very modern materials such as hempcrete, with a deep respect of the landscape, cultural traditions and the environment.

The building project follows the bio architecture criteria, that is, structure in wood, walls and roof insulation in hempcrete, big glass solar windows facing south, natural ventilation. The wood structure, being light and flexible, makes the building totally anti-seismic. Hempcrete is a breathable material that can deal with humidity by providing a constant humidity level, highly efficient thermic insulation both in winter and summer, high acoustic qualities of the rooms, without the need for complicated and costly technological installations.

The house will be made up of a spacious living room with fireplace, a kitchen, three bedrooms, two bathrooms, a porch and technical room.

The hamlet of Piantalucci includes 6 properties, each independent with land and terraces and fantastic views of Spoleto and the woods. It is very private, incredibly quiet and unspoiled; a small natural oasis. Only 15 minutes from the centre of Spoleto, it is possible to feel away from it all in a private paradise of birdsong where the stars do not compete with man made lighting and the sense of peace and tranquillity is restorative. The houses, which enjoy complete privacy, share recreational facilities, a communal parking space for owners and their guests, and a communal swimming pool. The price of the share of the communal pool is included in the asking price of the property for sale.

Watch the VIDEO