



## Le Coste di San Paolo



### Details

Price : 150.000€  
Area : 1130  
Land : Yes  
Pool : No  
Location : 06039 Trevi PG, Italia, Umbria  
Region : Umbria  
Bedrooms : 13  
Bathrooms : 10

### Description

A unique opportunity to acquire a group of houses in a complex near the historic hill-top town of Trevi, with one house already habitable and the others to be restored – a permit has already been issued from the local authorities.

The large complex is situated in the small hamlet of Le Coste di San Paolo, above Trevi, with stunning bird-eye views both of Trevi and of the whole Umbrian valley and it includes 4 existing houses, plus 3 that will be newly built in keeping with the style of the existing ones. The restoration will be carried out retaining and reusing traditional materials including terracotta floor and roof tiles, in the traditional Umbria style, enhancing the charm of the property.

The total amount of gross surface of the existing buildings is 697 sq m.

The total amount of gross surface of the buildings to be re-built is 433 sq m.

The total gross surface is 1,130 sq m.

There are several terraced areas, one for each unit, a garden with a permit to build a swimming pool and a private parking area.

The total amount of land is 2,526 sq m.

### Features

Close to Shops, Stunning Views, swimming pool, Village location, Wooden beams

### Community Features

pizza oven, private parking

The property is sold as a whole and it could be attractive for investors interested in developing it and successively reselling the various units, or in creating a classy tourist resort, or even for a group of friends wishing to purchase together and having the use of communal services.

The town of Trevi with its Duomo, pretty piazzas, weekly market and annual festivals is a friendly mediaeval town with a population of approx 1,000 inhabitants, with several restaurants, a pizzeria and bars, plus an open air swimming pool. The area is famous for its olive oil and wine, its beautiful churches and abbeys. It is also a good walking and mountain biking area.

The hamlet is easily accessed both from Perugia and Rome airports (approx 40 km and 180 km respectively). Trains from Trevi station go to Rome and Perugia.