



## Hempcrete bioclimatic Mediterranean home



### Details

Price : 425.000€  
Area : 135 sq m  
Land : Yes  
Pool : Yes  
Location : 06042 Campello Sul Clitunno PG, Italia  
Region : Umbria  
Bedrooms : 3  
Bathrooms : 2

### Description

Hempcrete bioclimatic Mediterranean home. Price indicated is for the finished project.

The property for sale is a panoramic plot of land, with an already approved and ready to go project for the building of a country house on two floors, set in the idillic 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.

The new house is going to 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": no heating system, no air conditioning, always cool in summer, warm in winter, and no costly energy bills.

The architects who are going to be managing the project have over 30 years of experience in restoration work, during which they have

### Features

rental income, Stunning Views, swimming pool, Village location

### Community Features

private parking

cultivated a profound interest in sustainable architecture, specializing in the combination of traditional materials, lime, salvaged materials, and vegetation, with 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 bioarchitecture 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 in 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 a technical room.

Please note that the price indicated covers the following: Land, House plans, Commune approvals, Share of hamlet pool and Cost for the building of the property.

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 and 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 the owners and their guests, and a communal swimming pool.

From all the houses there is a stunning view towards the Spoleto valley and the surrounding woods.

Watch the VIDEO