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Coldwell Banker Bosi & Partners
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Industrial building for Sell in Campello sul Clitunno - Area: Pissignano

📍 Viale Settecimini, Perugia, 06042 (PG)

Price Upon
Request



Contact info



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Description

FORMER SETTECAMINI TOBACCO FACTORY

In the heart of Umbria, strategically located along the former SS 3 Flaminia road and just meters from the four-lane highway junction, we offer for sale one of the most significant real estate complexes in the entire region with a potential for urban regeneration. The “Former Tobacco Factory” in Settecamini occupies an area of approximately 70,400 square meters, featuring a significant existing building stock of over 10,600 square meters, including the main historic building, office buildings, warehouses, production and residential buildings, as well as large yards and outdoor spaces.

The main building, recognizable by its imposing volume and the iconic chimney that defines its profile, retains a strong industrial architectural character and a structural solidity that allows for extraordinary design flexibility. Originally a tobacco processing plant, the entire complex now lends itself to a complete functional redevelopment, capable of generating a new integrated urban hub. Its location is one of its key strengths: immediate accessibility from the main roads, proximity to the train station with national connections, and direct connection to major Umbrian cities such as Spoleto, Foligno, Assisi, Perugia, and Terni. Easily accessible from Lazio and the Adriatic, the area is ideal for projects with a trans-regional reach. Its size and urban planning characteristics make the area particularly suitable for the development of a multifunctional project: residential, office, commercial, artisanal, or hospitality. The size of the land and the configuration of the volumes allow for a phased project, capable of evolving over time and progressively enhancing the value of the investment.

This is a rare opportunity due to its size, location, and transformative potential, aimed at structured developers, real estate funds, mixed-use operators, and investors seeking a strategic operation in central Italy. This historic property could become the fulcrum of a new urban regeneration project.

Details



Property ID: CBI196-3021-85



Surface: 10672.00 m²

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images



