

For sale | Flat  
Città di Castello,

### Price

300000 €                      2000 €/m<sup>2</sup>

### Description

Città di Castello, Umbria - Perugia:

In the historical centre of Città di Castello, apartment of 110 square metres with large terrace.

This lovely three-bedroom apartment on two floors, with stunning terrace, in a charming walled Umbrian town, and has all the comforts needed in a full-time home, but would also make a perfect lock-and-leave holiday property or a luxury rental apartment (with an already established business). It is ideally located on the 2nd-floor of a palazzo in the old-town centre, just a stone's throw from the main square and wonderful restaurants, bars and shops.

This 2nd-floor apartment is in a 'palazzo' in a quiet cobbled street in the historic centre.

There are five other apartments within the same building. The entrance hall and staircase are well maintained and the broad stone steps allow easy access to the apartment.

The apartment has been renovated with much love and care, using ecologically friendly materials and retaining as much of its original character as possible.

The apartment has a variety of original and very lovely floors, as well as its original doors, wooden beams and other features. The old windows were replaced with old-style wood-framed windows with double-glazed glass. It has an energy-efficient heating system (with a condensing boiler, large low-temperature radiators and thermostats on each floor) and a ventilated roof for maximum insulation.

Lower floor: Spacious entrance hall, with cloakroom, stone floor tiles and a broad archway, leading to large living room with polished terracotta tiles and a wrought iron and



polished terracotta tiles and a wrought iron and wood staircase leading to the upper floor. Still on the lower floor there is: large independent kitchen, with original fireplace, ornate original floor tiles, utility cupboard and French windows onto a small terrace ideal for al fresco breakfasts, master bedroom with coloured stone floor tiles, bathroom, with bath/shower, toilet, washbasin and bidet

Upper floor (converted attic space): hallway, leading to terrace, second bedroom, with large Velux skylight, additional bedroom/study, with large glass doors leading to terrace, small bathroom, with toilet and washbasin, 12sqm terrace, with hard-wood decking and views over old-town roof-tops to Città di Castello's architectural highlight, the Cylindrical Tower, and the hills beyond the city walls

The whole upper level has natural-fibre sisal carpet.

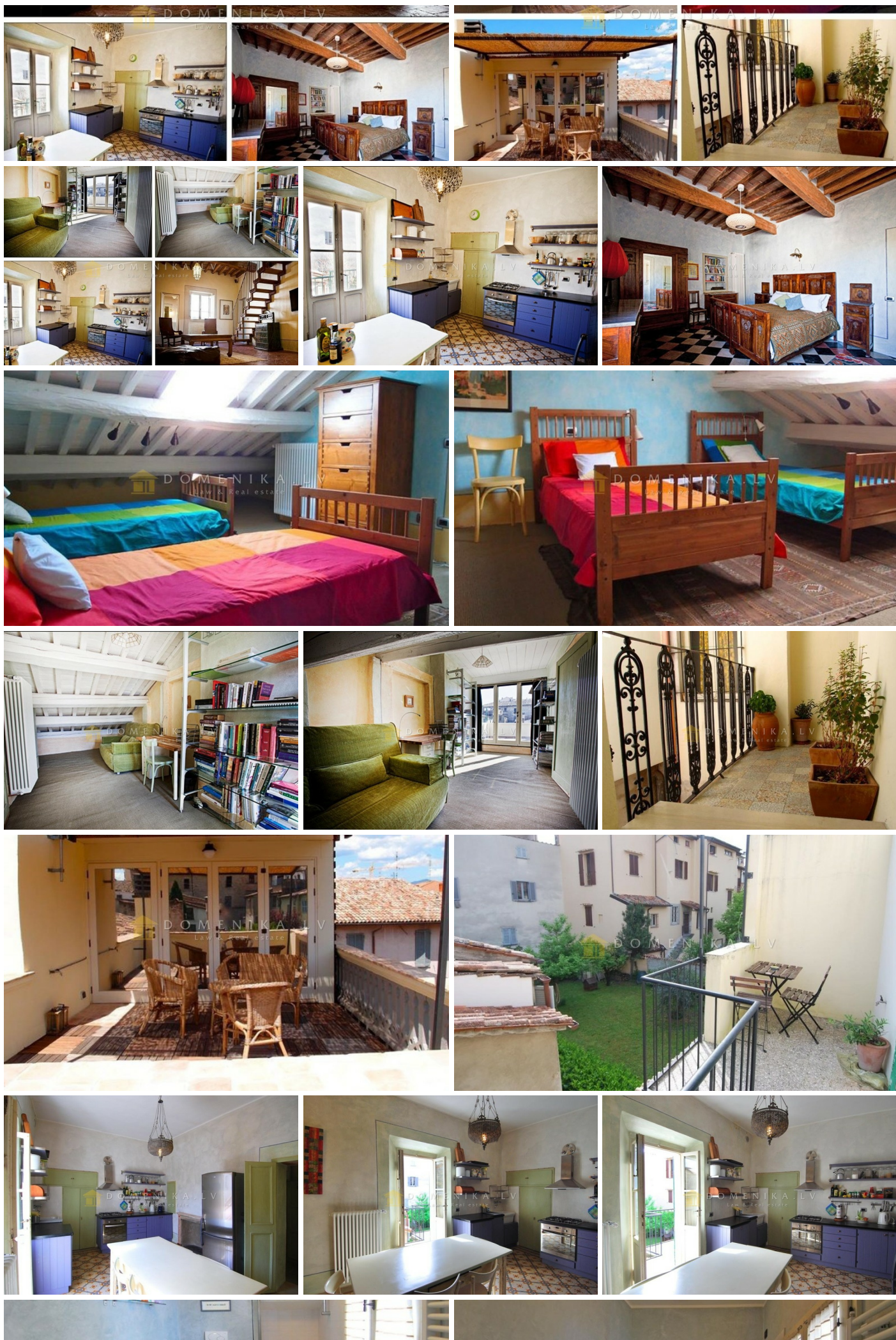
The apartment has its own 40 sqm 'fondo' or storage space on the ground floor, with direct access from the street. It has a narrow entrance, but can accommodate a small car.

Energy Class: D  
IPE: 88,9 kWh/mq

Area:	150 m <sup>2</sup>
Rooms:	7
Floors:	















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Phone WhatsApp/Viber

Phone office

[www.domenika.lv](http://www.domenika.lv)

DOMENIKA LATVIA - Law & Real Estate

[+371 29118879](tel:+37129118879)

[+371 67336733](tel:+37167336733)

[dainis@domenika.lv](mailto:dainis@domenika.lv)

32 Kr.Barona Str., Riga, LV-1011

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