

APARTMENT FOR SALE IN A HISTORIC PALAZZO FOR SALE IN THE CENTER OF CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
120 sqm

Bedrooms
Up to 2

Bathrooms
1 (up to 2)

In a very central location, just a few steps from the main square of Città di Castello, 120-sqm apartment currently used as an office on the first floor of a historic building. The current layout includes a large entrance hall with corridor connected to four rooms and a service bathroom. For those interested in transforming the property into a residential unit, the conversion could be carried out without the need for major structural alterations with the only constraint being a load-bearing wall centered between two of the three windows opening onto the street.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2460 – APPARTAMENTO MATTEOTTI

TYPE: apartment in a historic *palazzo*

CONDITION: good

LOCATION: historic center

ACCESS: excellent, paved road

INTERIORS: 120 square meters (1,291 square feet)

TOTAL ROOMS: 6

BEDROOMS: up to 2

BATHROOMS: 1 (up to 2)

MAIN FEATURES: brick walls, restored façade, majestic main door, condominium staircase, wooden fixtures, possibility of transforming into a residential unit, ample windows facing the road

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (50m; 1' on foot); Citerna (13km; 15'), Monterchi (14km; 15'), Monte Santa Maria Tiberina (16km; 30'), Sansepolcro (19km; 20'), Montone (22km; 20'), Anghiari (24km; 25'), Umbertide (25km; 20'), Arezzo (40km; 45'), Cortona (54km; 1h 5'), Passignano sul Trasimeno (65km; 55'), Gubbio (52km; 45'), Perugia (56km; 50'), Assisi (69km; 50'), Siena (107km; 1h 40'), Florence (117km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (54km; 40'), Firenze A. Vespucci (128km; 1h 40'), Bologna G. Marconi (193km; 2h), Pisa G. Galilei (196km; 2h 20'), Roma Ciampino (235km; 2h 25'), Roma Fiumicino (253km; 2h 35')

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APPARTAMENTO MATTEOTTI

In a very central location, just a few steps from the main square of **Città di Castello**, 120-sqm **apartment** currently used as an office on the **first floor** of a **historic building**. The current layout includes a large entrance hall with corridor connected to four rooms and a service bathroom.

For those interested in transforming the property into a residential unit, the conversion could be carried out without the need for major structural alterations with the only constraint being a load-bearing wall centered between two of the three windows opening onto the street.

The large door on the street opens onto a communal hallway with a staircase up to the floor, where the apartment shares a landing with another unit.

The recent renovation (2018) and refurbishment of the main façade was followed inside by the installation of a new condensation boiler and the complete replacement of the plumbing.

The location of the house is easily accessible, being practically at the entrance to the historic center and very close to a **public car park** (130 m). All the shops and services needed on a daily basis are located in the immediate vicinity and make it possible to experience the city on foot, without the need to take the car for everything.

FLOOR PLANS OF THE APARTMENT







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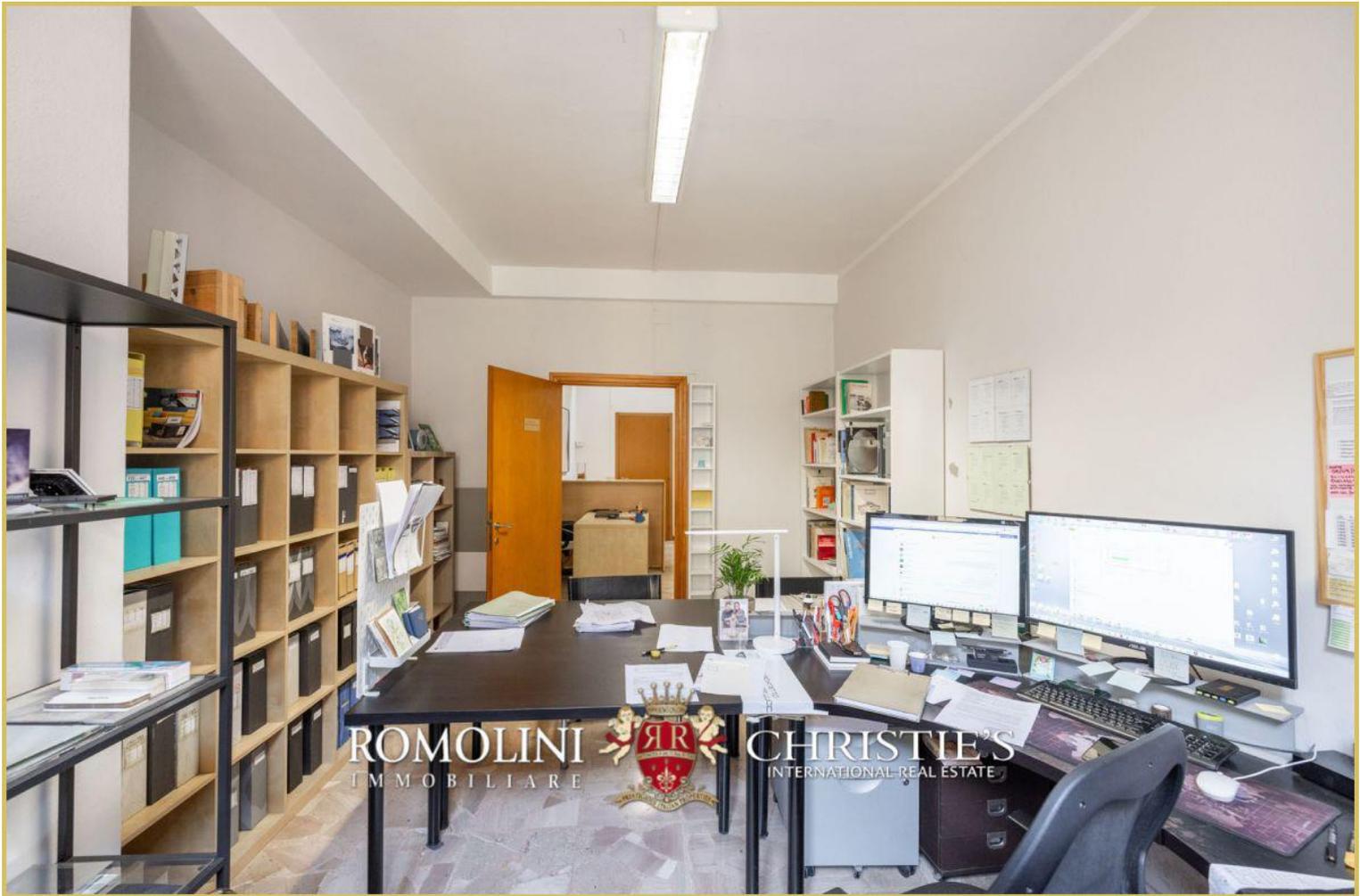


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