

Ref. 2481 – **PALAZZETTO VITELLI**www.romolini.co.uk/en/2481

LUXURY TOWNHOUSE WITH TERRACE FOR SALE IN THE CENTER OF CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
185 sqm**Bedrooms**
3**Bathrooms**
2**Terrace**
10 sqm

This prestigious and spacious townhouse laid over three levels is located in the alleys near the main square in the historic center of Città di Castello, a charming town in the northern part of Umbria, along the banks of the Tiber river on the border with Tuscany. Created in a wing of the beautiful Palazzo Vitelli, the property offers 3 bedrooms and a stunning panoramic terrace.

SUMMARY OF THE PROPERTY

REFERENCE #: 2481 – PALAZZETTO VITELLI

TYPE: townhouse

CONDITIONS: restored, luxury finishes

LOCATION: historic center

ACCESS: excellent, paved road

INTERIORS: 185 square meters (1,990 square feet)

TOTAL ROOMS: 9

BEDROOMS: 3

BATHROOMS: 2

TERRACE: 10 square meters (107 sqft)

MAIN FEATURES: stone and brick walls, wooden beams, brick arches, parquet and terracotta floors, original fireplaces, design winding staircase, skylights, Runtal radiators, partially furnished, roof terrace with panoramic views

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fireplace

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')

PALAZZETTO VITELLI

This prestigious and spacious **townhouse** laid over three levels is located in the alleys near the main square in the **historic center of Città di Castello**, a charming town in the northern part of Umbria, along the banks of the **Tiber** river on the border with Tuscany. Città di Castello boasts all sorts of amenities and numerous places of artistic and cultural interest.

The apartment is easily accessible from parking areas, and its central location, just moments from the town's stores, bars and restaurants, offers a friendly community at your fingertips and allows you to experience the town on foot and without the need to take the car for everyday shopping. The proximity of the **E45 freeway** interchange makes it easy to move around the entire **Tiber Valley**, as well as to reach Rome in about two and a half hours.

DESCRIPTION OF THE BUILDING

The property covers a portion of **Palazzo Vitelli alla Mattonata**, and the owner has wisely valorized the property's history by preserving the façade intact and blending its original features with stone inserts and a lovely wrought-iron terrace dating from the early 20th century.

This townhouse includes an elegant entrance directly from the alley, connected by a walnut staircase to the living room. Here is a half-open fireplace, a half bath and access to the eat-in kitchen with lovely views of the city's rooftops thanks to a charming little balcony. On the next floor are three spacious bedrooms lit by large windows and skylights. Currently, all the bedrooms feature a color palette centered on light blue. A spacious bathroom is also located on this floor.

A designer staircase, framed by a late 19th-century wrought-iron handrail, leads to the upper floor, a service area for a technical room and laundry room, and the entrance to the **small pocket terrace** (about 10 sqm) equipped with a barbecue and a shell marble sink. From here one has a striking view of the city's alleys, with a sight that sweeps from the rooftops of the historic center to the surrounding countryside.

HISTORY, STATE AND FINISHES

The apartment has exceptional characteristics in terms of space, brightness, and authenticity. The rooms are airy, generously sized, and keep the original materials and details intact: the whole building is in perfect condition, renovated and with high-quality finishes. The careful renovation of the property included a new roof, large skylights in all rooms and exposed beams, as well as warm and refined interiors with exposed stone features, bathrooms, fine teak wood floors, and above all, very large rooms.

The Vitelli family was the most influential house in the city, whose lordship they assumed in the 15th century, later embellishing it with numerous fine buildings. The Vitelli themselves, allies of Florence, commissioned **Giorgio Vasari** to paint the stunning façade of Palazzo Vitelli alla Cannoniera, now home to the Municipal Gallery Art of Città di Castello.







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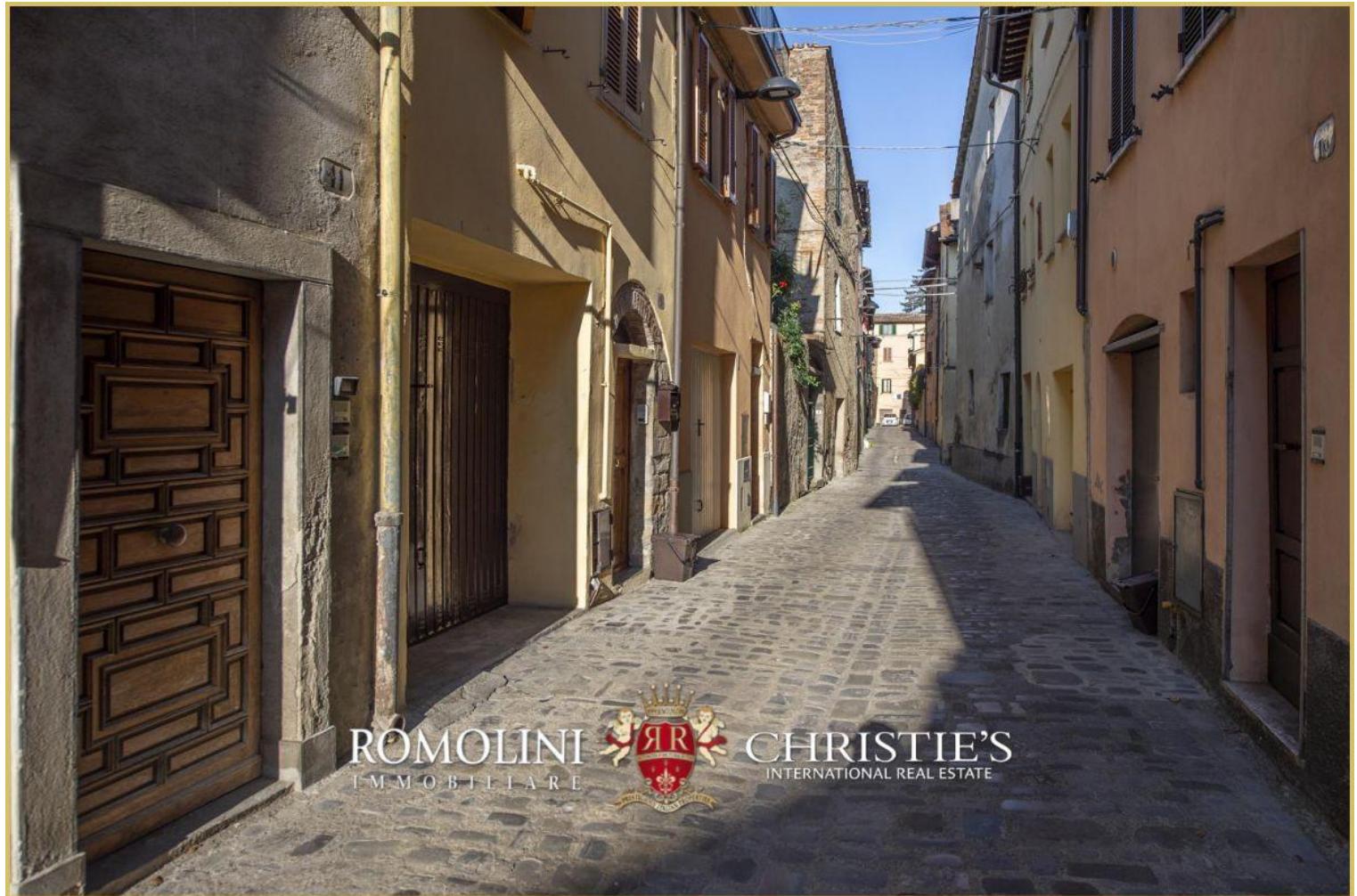
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