

RESTORED TOWNHOUSE FOR SALE IN THE HISTORIC CENTER OF CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria

[VIEW ON OUR WEBSITE](#)



Interiors
100 sqm

Bedrooms
3

Bathrooms
2

Positioned in the **historic center** of **Città di Castello**, this delightful renovated **townhouse** is on four levels with **two different entrances** opening onto two parallel streets in the historic center, just a few steps from the main avenue. The house has been fully renovated and currently features three bedrooms and two bathrooms. The view from the windows opens onto the alleys of the center and the rooftops of city.

The property has been renovated recently, but preserving the rustic charm of the building with exposed stone walls, original stone fireplace, wooden beams with terracotta tiles and original terracotta floors. The roof has also undergone renovation and insulation work.

The presence of two separate entrances, located on the two façades of the building, also allows the ground floor to be used as a private office, completely separate from the house. It is also possible, as it is already authorized, to create a **rooftop pocket terrace** connected with the attic.

SUMMARY OF THE PROPERTY

REFERENCE #: 2491 – CASA SAN FILIPPO

TYPE: townhouse

CONDITIONS: restored (2019)

LOCATION: historic center

ACCESS: excellent, paved road

INTERIORS: 100 square meters (1,076 square feet)

TOTAL ROOMS: 7

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and brick walls, original terracotta floors, wooden beams with terracotta tiles, possibility of building a pocket terrace, private office on the ground floor

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')







































ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com