

Ref. 2496 – APPARTAMENTO VALERIO

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

Città di Castello – Perugia – Umbria

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Apartment
130 sqm

Bedrooms
3

Bathrooms
2

Along Corso Vittorio Emanuele, in the heart of Città di Castello, this 130-sqm apartment is located within Palazzo Bruni (formerly Palazzo Bufalini). The unit is located on the second floor and consists of an entrance hall, living room with a fireplace in fine *pietra serena*, a kitchen, a large living room, two bathrooms and three double bedrooms. From the living area and one of the bedrooms, both facing west, the apartment enjoys magnificent views over the rooftops of the city's historic center, the characteristic cylindrical bell tower and the ancient Torre Civica, with the green hills of Montescia as a backdrop.

SUMMARY OF THE PROPERTY

REFERENCE #: 2496 – APPARTAMENTO VALERIO

TYPE: apartment

CONDITIONS: habitable

LOCATION: historic center

ACCESS: excellent, paved road

INTERIORS: 130 square meters (1,399 square feet)

TOTAL ROOMS: 7

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: historic 16th-century *palazzo*, stone and brick walls, monumental staircase, wooden beams, ceramic flooring, panoramic views,

ELECTRICITY: already connected

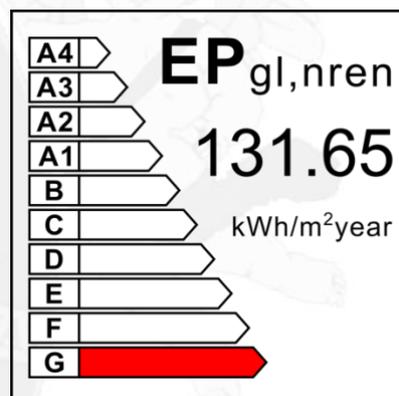
WATER SUPPLY: mains water

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')

APPARTAMENTO VALERIO

Along **Corso Vittorio Emanuele**, in the heart of **Città di Castello**, this 130-sqm apartment is located within **Palazzo Bruni** (formerly Palazzo Bufalini), a building recognized as one of the most eminent in the city and particularly known for its majestic, perfectly preserved staircase, designed by **Jacopo Barozzi**, known as "Vignola" (1507 – 1573), a famous architect of the Renaissance.

The apartment is located on the **second floor** and consists of an entrance hall, living room with a fireplace in fine *pietra serena*, a kitchen, a large living room, two bathrooms and three double bedrooms.

From the living area and one of the bedrooms, both facing west, the apartment enjoys magnificent views over the rooftops of the city's historic center, the characteristic cylindrical bell tower and the ancient Torre Civica, with the green hills of Montesca as a backdrop.

The other two bedrooms, conversely, overlook the central courtyard, with an exposure that is therefore more reserved and private: in particular, the view focuses on the internal façade, characterized by a more "manorial" style with huge rounded iron windows.

The imminent construction of a **condominium lift** has already been approved.

There is the possibility to purchase, with separate negotiation, a **spacious cellar** (40 sqm – 430 sqft) on the ground floor of the building, easily convertible into a convenient garage with access from the alley and communicating with the condominium stairwell.



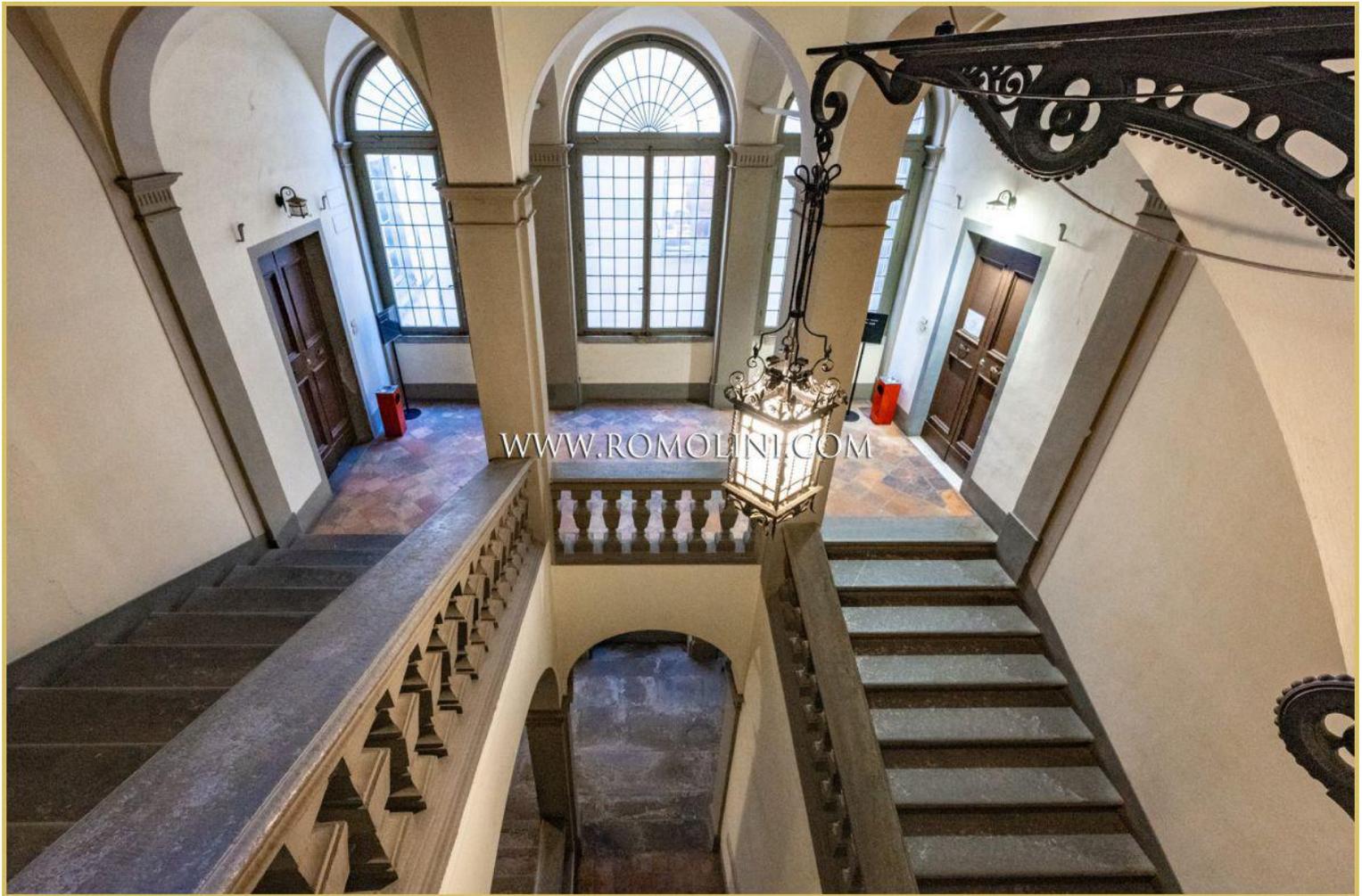












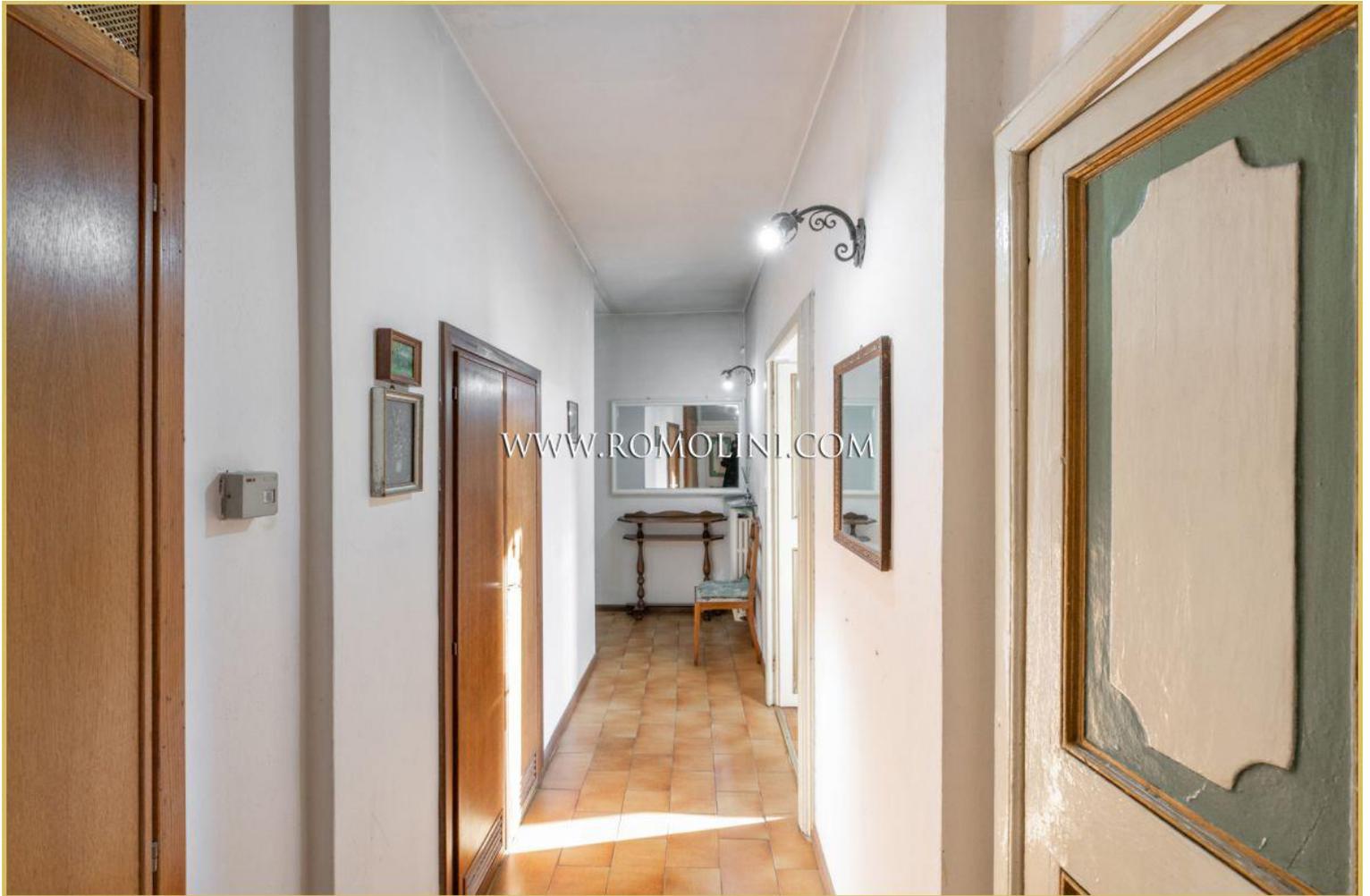


































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