Ref. 2581 – **CASA FORTEBRACCIO**   www.romolini.co.uk/en/2581

RESTORED TOWNHOUSE FOR SALE IN THE HISTORICAL CENTER OF MONTONE, UMBRIA

Montone – **Perugia** – **Umbria**

VIEW ON OUR WEBSITE

House	Bedrooms	Bathrooms	Cellar
200 sqm	3+	3	10 sqm

Located in Montone's historic center in Umbria, this three-story residence in a 15th-century building offers modern comforts with historic charm. The 200-sqm (2,152 sqft) apartment features 3 bedrooms, 3 bathrooms, and an independent entrance. Easily accessible via the E45 motorway, it's 30 minutes from Perugia airport and 2.5 hours from Rome's international airports.

SUMMARY OF THE PROPERTY

REFERENCE #: 2581 – CASA FORTEBRACCIO
TYPE: apartment
CONDITIONS: restored (2022)
LOCATION: historic center
ACCESS: paved road

INTERIORS: 210 square meters (2,260 square feet)
TOTAL ROOMS: 10
BEDROOMS: 3+
BATHROOMS: 3
ANNEXES: cellar

MAIN FEATURES: stone and brick walls, terracotta floor, ceilings with wooden beams and terracotta tiles, solid wood doors, double glazing

EXTERIORS: no
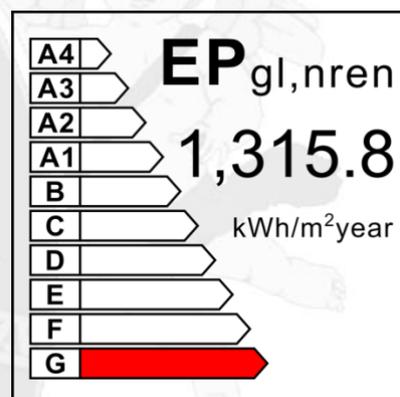**GARDEN:** no
SWIMMING POOL: no

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: to be connected
ADSL: possible
GAS: natural gas
HEATING SYSTEM: radiators

A4	
A3	**EP**gl,nren
A2	
A1	**1,315.8**
B	
C	kWh/m²year
D	
E	
F	
G	

$$EP_{gl,nren} = 1{,}315.8 \ kWh/m^2 year$$

CLOSEST CITIES AND TOWNS

Closest services (50m; 2'), Umbertide (8km; 11'), Città di Castello (22km; 25'), Sansepolcro (36km; 30'), Gubbio (38km; 40'), Anghiari (42km; 40'), Perugia (41km; 35'), Cortona (46km; 55'), Assisi (56km, 45'), Arezzo (58km; 1h), Spello (60km; 45'), Todi (83km; 1h), Siena (131km; 1h 40'), Florence (131km; 1h 55')

CLOSEST AIRPORTS

Perugia San Francesco (40km; 35'), Ancona R. Sanzio (142km; 1h 35'), Forlì L. Ridolfi (135km; 1h 50'), Firenze A. Vespucci (150km; 2h), Bologna G. Marconi (210km; 2h 30'), Roma Ciampino (221km; 2h 30'), Roma Fiumicino (235km; 2h35'), Pisa G. Galilei (210km; 2h 40')

CASA FORTEBRACCIO

In **Umbria**, in the heart of the **historic center** of the beautiful medieval town of **Montone**, this residence occupies three levels of a **15th-century historic building**.

From Montone it is possible to move easily between various centres in **Tuscany** and **Umbria** thanks to its proximity to the junction of the **E45 motorway** (Umbertide, Città di Castello, Sansepolcro, Perugia and Assisi). The reference airport is Perugia, which can be reached in about 30 minutes, while the two international airports in Rome are about two and a half hours away.

DESCRIPTION OF THE BUILDING

The **apartment** (200 sqm – 2,152 sqft, 3 bedrooms and 3 bathrooms), in addition to service areas, has an independent entrance that serves one of the two staircases that in the past served two other apartments.

It is currently a large, single dwelling, but can still be divided again into two units should the need arise. In fact, the house now has a large, elegantly furnished flat, with double overlooking both the village street and the roofs of the historic center and the village's main square.

It consists of a room currently used as a study, a pantry and a large living room with a designer fireplace: this living room can be extended thanks to a temporary division and currently houses a very versatile multipurpose room. A hallway, overlooked by a bathroom with shower, leads to the dining room. Here there is a comfortable stove and direct access to the spacious kitchen equipped with state-of-the-art appliances.

Going up a charming staircase, one reaches the master bedroom, with walk-in wardrobe and bathroom with corner Jacuzzi and double washbasin. Descending the stone staircase, on the ground floor are two more bedrooms, one of which has an en-suite bathroom. Also on the ground floor, with an independent entrance, is a large cellar (10 sqm – 108 sqft) with storage room.

Unique in its kind, this flat enjoys every comfort, panoramic views and unparalleled views and, thanks to its location on the main square of the village, is a rare opportunity to experience the village in its peace and tranquility.

STATE AND FINISHES

The apartment has been recently renovated, during which particular attention was paid to detail and traditional materials were used that blend harmoniously with the surrounding environment. Everything has been done with great care and extreme taste in the stylistic choice of interior finishes, aimed at enhancing the historicity of the old building, thanks also to the preservation of the terracotta tiles used for the floors and the wooden beams and joists with terracotta tiles for the floors. All the fixtures are wood-framed and double-glazed, while the doors are strictly solid wood.

USE AND POTENTIAL USES

This property is an excellent solution for those who wish to use it as a first home, given its central location and the functionality of the spaces, but it is also ideal as a *pied-à-terre* in a lovely historic center of Umbria for those who wish to make it their destination for holidays or short stays. Alternatively, the house is also suitable for use as an accommodation facility, as it is located in an area in great demand by tourists who love Umbria.

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