

BRIGHT APARTMENT FOR SALE IN THE HISTORICAL CENTER OF CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria



Interiors
233 m²

Bedrooms
3

Bathrooms
2

Floor
2nd

In the heart of the historic center, with direct overlooking the main square of Città di Castello, this charming apartment of approximately 233 m² is located on the second floor of an elegant historic building and is in excellent condition. The dual exposure ensures extraordinary brightness throughout the day, enhancing each room and offering pleasant views of the square and the characteristic roofs of the historic center.

SUMMARY OF THE PROPERTY

REFERENCE #: 3036 – APPARTAMENTO SAN FLORIDO

TYPE: apartment

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 233 square meters (2,507 square feet)

TOTAL ROOMS: 9

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: brick and stone walls, wooden beams, *cementine* and *graniglia* flooring, high-efficiency fixtures, double exposure, view of the cathedral

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 140.90 kWh/m²year)

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')

APPARTAMENTO SAN FLORIDO

In the heart of the **historic center**, with direct overlooking the **main square** of **Città di Castello**, this charming **apartment** of approximately 233 m² is located on the second floor of an elegant historic building and is in excellent condition.

The property welcomes you with a spacious entrance that leads to the reception rooms: a kitchen featuring an evocative fireplace, a bright dining room, an elegant living room, and a private office space. The sleeping area consists of three spacious double bedrooms and two bathrooms. The dual exposure ensures extraordinary brightness throughout the day, enhancing each room and offering pleasant views of the square and the characteristic roofs of the historic center.



The home retains all the charm of historic architecture thanks to its stunning original finishes, embellished with ceilings featuring exposed beams and tiles, refined *cementine* tiles and high-quality *graniglia* floors, and authentic details that tell the story of the property. High-quality doors and windows help create elegant and timeless environments, providing a perfect framework for both classic and contemporary interior design.

The recent renovation also significantly improved the technical performance of the property through the installation of new high-efficiency windows, capable of ensuring high living comfort, excellent thermal and acoustic insulation, and a substantial reduction in energy consumption.





















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