# APARTMENT WITH TERRACE FOR SALE IN THE HISTORICAL CENTER OF MONTONE, UMBRIA

**Montone** – **Perugia** – **Umbria**



| Interiors | Bedrooms | Bathrooms | Terrace |
|---|---|---|---|
| 48 m² | 1 | 1 | 11 m² |

In a panoramic position in the **historic center of Montone**, a charming **medieval town** in the heart of **Umbria**, **48-m² apartment** for sale. The apartment is located on the ground floor of a historic building and consists of an entrance, a large living room with an open kitchen and terrace (11 m²), a bedroom, and a bathroom.
Basic services are available within the village and are easily reachable on foot. The town is also very close to the **E45 highway**, which ensures quick connections to most of Umbria and the entire **Tiber Valley**.

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# SUMMARY OF THE PROPERTY

**REFERENCE #:** 3158 – APPARTAMENTO GREGORIO
**TYPE:** apartment
**CONDITIONS:** good
**LOCATION:** historical center, panoramic
**ACCESS:** excellent, paved road

**INTERIORS:** 48 square meters (516 square feet)
**TOTAL ROOMS:** 3
**BEDROOMS:** 1
**BATHROOMS:** 1
**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, exposed wooden beams, parquet flooring, panoramic terrace

**TERRACE:** 11 square meters (118 square feet)
**GARDEN:** no
**SWIMMING POOL:** no

**ELECTRICITY:** already connected
**WATER SUPPLY:** mains water
**TELEPHONE:** already connected
**ADSL:** yes
**GAS:** natural gas
**ENERGY CERTIFICATE:** E ($EP_{gl, nren}$ = 95.42 kWh/$m^2$year)
**HEATING SYSTEM:** radiators

# CLOSEST CITIES AND TOWNS

Closest services (100m; 1'), Umbertide (10 km; 15'), Città di Castello (20 km; 25'), Pietralunga (20 km; 25'), Monte Santa Maria Tiberina (25 km; 30'), Gubbio (35 km; 40'), San Giustino (35 km; 40'), Citerna (35 km; 40'), Lisciano Niccone (35 km; 40'), Passignano sul Trasimeno (40 km; 45'), Sansepolcro (40 km; 45'), Perugia (45 km; 45'), Cortona (50 km; 55'), Magione (45 km; 50'), Tuoro sul Trasimeno (45 km; 50'), Anghiari (50 km; 55'), Arezzo (60 km; 1h), Assisi (75 km; 1h 10'), Apecchio (35 km; 40'), Cagli (55 km; 1h), Spoleto (105 km; 1h 30'), Siena (145 km; 1h 50'), Florence (140 km; 1h 55'), Rome (210 km; 2h 30')

# CLOSEST AIRPORTS

Perugia San Francesco (40 km; 35'), Rimini F. Fellini (110 km; 1h 30'), Ancona R. Sanzio (125 km; 1h 40'), Forlì L. Ridolfi (130 km; 1h 40'), Firenze A. Vespucci (140 km; 1h 55'), Bologna G. Marconi (190 km; 2h 20'), Pisa G. Galilei (210 km; 2h 30'), Roma Ciampino (220 km; 2h 35'), Roma Fiumicino (240 km; 2h 40')

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