Ref. 3159 – **APPARTAMENTO AGNESE** www.romolini.com/en/3159

2-BEDROOM APARTMENT WITH TERRACE FOR SALE IN THE CENTER OF MONTONE, UMBRIA

Montone – **Perugia** – **Umbria**



Interiors	Bedrooms	Bathrooms	Terrace / Balconies
90 m²	2	2	32 m²

In a panoramic position in the **historic center of Montone**, a charming **medieval town** in the heart of **Umbria**, **90-m² apartment** for sale. The apartment is located on the first floor of a historic building and consists of living room with balcony, dining room, kitchen and two bedrooms with en-suite bathroom (one with exit onto a private courtyard). From the dining room an external staircase descends towards a cozy **panoramic terrace** (28 m²) overlooking the surrounding countryside.

If interested a **parking spot** is available with separate negotiation.

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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ROMOLINI IMMOBILIARE — CHRISTIE'S INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 3159 – APPARTAMENTO AGNESE
TYPE: apartment
CONDITIONS: good
LOCATION: historical center, panoramic
ACCESS: excellent, paved road

INTERIORS: 90 square meters (968 square feet)
TOTAL ROOMS: 5
BEDROOMS: 2
BATHROOMS: 2
ANNEXES: no

MAIN FEATURES: brick and stone walls, exposed wooden beams, terracotta and parquet flooring, panoramic terrace, private courtyard

TERRACE AND BALCONIES: 32 square meters (344 square feet)
GARDEN: no
SWIMMING POOL: no

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: natural gas
ENERGY CERTIFICATE: F ($EP_{gl, nren}$ = 136.32 kWh/m^2year)
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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