3-BEDROOM APARTMENT FOR SALE IN THE HISTORICAL CENTER OF MONTONE, UMBRIA

Montone – **Perugia** – **Umbria**



Interiors	Bedrooms	Bathrooms	Terrace / Balcony
127 m²	3	2	13 m²

In a panoramic position in the **historic center of Montone**, a charming medieval village in the heart of **Umbria**, **127-m² apartment** for sale. The apartment is spread over three floors and made up of an ample living room, dining room, kitchen, three bedrooms (one with private balcony) and two bathrooms. On the southern side of the apartment is a **private terrace** (9 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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SUMMARY OF THE PROPERTY

REFERENCE #: 3160 – APPARTAMENTO FRANCESCO
TYPE: apartment
CONDITIONS: good
LOCATION: historical center, panoramic
ACCESS: excellent, paved road

INTERIORS: 127 square meters (1,366 square feet)
TOTAL ROOMS: 8
BEDROOMS: 3
BATHROOMS: 2
ANNEXES: no

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

TERRACE AND BALCONY: 13 square meters (140 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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