



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini

□Via Orazio, 23

□Via di Monte Verde, 11F - 00193 Roma (RM)

(+39) 06 84000000

Apartment for sale in Città della Pieve

€ 290.000

Ref. CBI038-144-301327



209 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

In the heart of the medieval village of Citta' della Pieve, surrounded by the green Umbrian countryside, is located this charming and renovated loft style house apartment of 160 square meters with independent entrance and over 40 square meters of caves already preset for the creation of a Spa (large enough for the creation of a sauna room and small pool). Free of any contact from its lateral and frontal sides, the property benefits a breathtaking panoramic view over the Val di Chiana valley from its frontal façade, with only the rear wall in contact to the neighboring houses. The estate is composed by: independent entrance access, large living room with fireplace and opening glass wall overlooking the Val di Chiana valley. A design metal staircase leads from the living room area to the study, located on an independent level above and characterized by glass flooring. Next to the living room, is located a semi-livable kitchen fully furnished and equipped with appliances, which then leads to a small bathroom and shower area before accessing to the caves. From the living room, a second stone cladding staircase leads to the first floor, where 3 bedrooms and the main bathroom (equipped with shower) are located. Two of the rooms oversee the living room, while the master bedroom has been realized with antique brick finishes. Additional features include: centralized independent heating system, design wall radiators, double glazed timber window frames, electrical Velux skylights adjustable from a wall system. The first floor is entirely paved in timber, while the main level is characterized by tiled effect porcelain laminated flooring. The design of the renovations (compliant to the anti-seismic regulations), the fine materials adopted as well as the proximity to shops and services and the historical context in which the property is located, make this estate a unique purchase opportunity.

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VAT 04954530962



Certification

Energy Class: G

EPglnr: 175.00 kwh/□

Features

Property ID: CBI038-144-301327

Contract: Sale

Categoria: Apartment

Address: Via del Profiello

Zip Code: 6062

Municipality: Città della Pieve

Total sqm: 209 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 7

Internal condition: Excellent

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Date of construction: 1900

Current Status: Available after the deed of sale

Kitchen: Small Kitchen

: Yes

Antenna : Independent

SAT Tv : Independent

Storage

High-speed internet connection

Fastweb connection

Fireplace

Parquet

Telephone system

Electric system : Compliant

Shower

Wooden fixtures

Roller shutters

Basement : 40 □

Panoramic view

Airport distance

Shops distance or nearest city

Summary description

Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

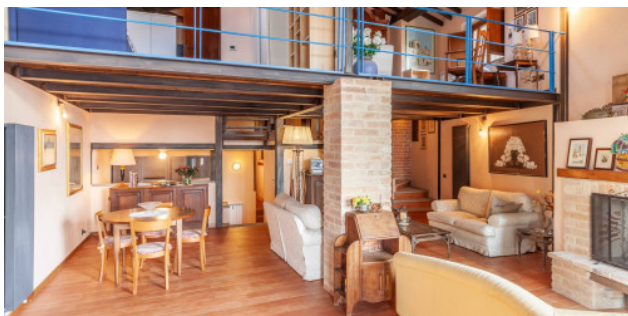
High school

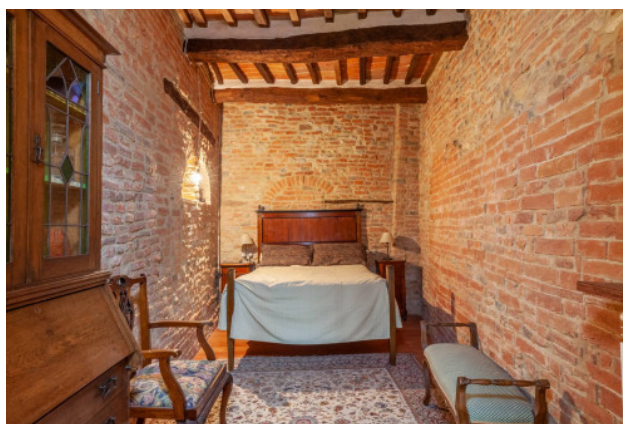
Bar

Post offices

Shopping centres

Municipal office





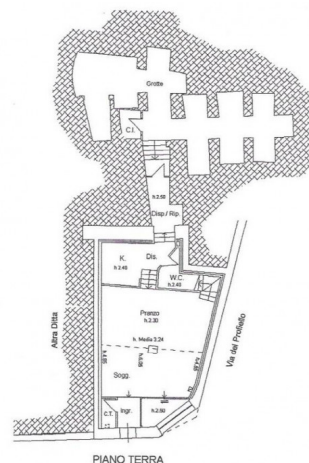
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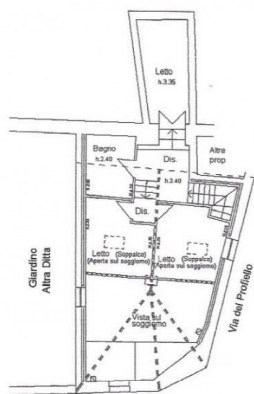
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PIANO PRIMO

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