



## Independent apartment for sale in Gubbio

### € 160.000

### Ref. CBI134-1917-47



**75 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

Adjacent to the church of S. Agostino, a few steps from the Porta Romana arch which leads to the historic center of Gubbio and very close to the cable car which takes you to Mount Ingino, where the largest Christmas tree in the world has been built for over forty years. world, we offer for sale this magnificent independent apartment recently restored in a modern elegant style, which, in addition to enjoying a privileged position, allows you to fully experience the fascinating atmosphere of one of the oldest cities in Umbria.

Leaning against one side of the ancient convent complex of S. Agostino, this characteristic residence houses within it the majestic and powerful stone columns of the thirteenth-century structure, creating a unique and evocative atmosphere. Recently the subject of an important restoration project directed by local professionals, the property represents a tribute to the history and architecture of the past, creating a pleasant contrast that combines the traditional atmosphere with comfort and modern design.

The unit, which covers an area of approximately 75 m2, is located on the first floor of the building and offers a practical and accessible environment, consisting of a bright living room with kitchenette and dining area, two bedrooms and bathroom. It also has an additional space located on the ground floor for laundry, cellar and technical room, as well as a tavern of approximately 20 m2 with independent entrance, an ideal environment for sharing dinners and convivial moments with friends.



This property is a true pearl ready to live in the heart of Gubbio, ideal for those looking for a comfortable and characteristic first home, a short distance from the monuments and all the main services.

## Certification

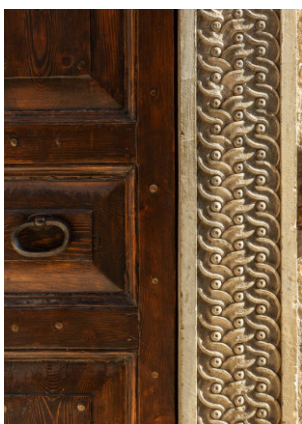
**Energy Class:** F

## Features

Property ID: CBI134-1917-47	Contract: Sale
Categoria: Independent apartment	Address: via di Porta Romana, 15
Zip Code: 6024	Municipality: Gubbio
Total sqm: 75 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
Internal condition: Restored	Floor: 1
Total floors: 2	Independent heating: Heating
Date of construction: 1800	Current Status: Available after the deed of sale
Kitchen: Regular Kitchen	







PLANIMETRIA ESEMPIO

**PER MOTIVI DI PRIVACY LE PLANIMETRIE SONO CONSULTABILI SOLO SU RICHIESTA**

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