

Ref. 2531 – **CASA ANTONIETTA**

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## HOUSE WITH DEPENDANCE AND GARDEN FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

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**Interiors**  
266 sqm

**Bedrooms**  
3 (up to 4)

**Bathrooms**  
3 (up to 4)

**Garden**  
760 sqm

This delightful little villa with a dependence and private garden is located on the outskirts of town, a short walk from the historic center of Città di Castello, a charming town, the heart of the Upper Tiber Valley. Despite its central location, the small villa (190 sqm 3 bedrooms and 3 bathrooms) enjoys quiet and private spaces, an ideal place for even a large family. A charming outbuilding could serve as guest quarters.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2531 – CASA ANTONIETTA

**TYPE:** villa with dependance and garden

**CONDITIONS:** restored

**LOCATION:** residential area, panoramic view

**ACCESS:** excellent, paved road

**INTERIORS:** 266 square meters (2,862 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 3 (up to 4)

**BATHROOMS:** 3 (up to 4)

**ANNEXES:** dependance

**MAIN FEATURES:** fireplace, double glazing, mosquito nets, water softener, solar system, air conditioning, whirlpool bath, video intercom, security door, video surveillance, garage, barbecue, fenced plot, irrigation system, outdoor lighting, disabled access, electric gate

**EXTERIORS:** 760 square meters (8,180 square feet)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

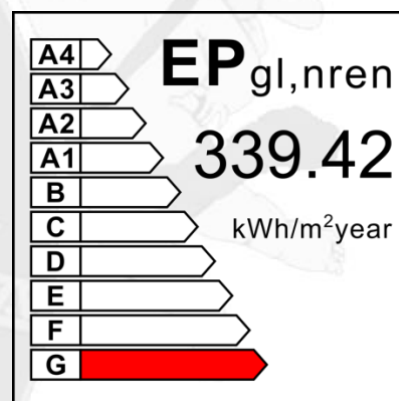
**WATER SUPPLY:** mains water + well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas + solar system (2.5 kWh)

**HEATING SYSTEM:** radiators + air conditioning + heat pump



## CLOSEST CITIES AND TOWNS

Closest services (100m; 1' on foot); Citerna (13km; 15'), Monterchi (12km; 15'), Monte Santa Maria Tiberina (11km; 15'), Sansepolcro (17km; 15'), Montone (22km; 25'), Anghiari (23km; 20'), Umbertide (25km; 25'), Arezzo (39km; 40'), Gubbio (52km; 45'), Perugia (54km; 45'), Cortona (57km; 1h), Passignano sul Trasimeno (64km; 55'), Assisi (71km; 55'), Siena (109km; 1h 35'), Florence (116km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (53km; 40'), Firenze A. Vespucci (133km; 1h 45'), Bologna G. Marconi (192km; 2h 5'), Pisa G. Galilei (193km; 2h 20'), Roma Ciampino (235km; 2h 40'), Roma Fiumicino (249km; 2h 40')

## CASA ANTONIETTA

This delightful little **villa** with a dependence and **private garden** is located on the outskirts of town, a short walk from the historic center of **Città di Castello**, a charming town, the heart of the Upper **Tiber Valley**. Despite its central location, the small villa (190 sqm 3 bedrooms and 3 bathrooms) enjoys quiet and private spaces, an ideal place for even a large family. A charming outbuilding could serve as guest quarters.

Services are all available in **Città di Castello** (including the hospital) and the proximity to the junction of the **E45 freeway** allows to reach various centers of **Umbria** and **Tuscany** in a short time (Sansepolcro, Anghiari, Umbertide, Perugia, Gubbio, Todi...).

## DESCRIPTION OF THE BUILDINGS

The **small villa** (190 sqm – 2,044 sqft, 3 bedrooms and 3 bathrooms) is on two levels, both with direct access to the garden. The building presents well-designed living spaces to meet modern needs.

From the garden, through a hallway, you can access the living area consisting of an eat-in kitchen (with modern appliances) perfect for family gatherings and convivial moments also thanks to its panoramic terrace, bright living room with fireplace, a large bathroom with Jacuzzi and two bedrooms (one with en-suite bathroom).

From the hallway you then descend directly to the lower ground floor, which consists of spacious living area with ventilated fireplace, professional kitchen (also complete with appliances), large pantry, bedroom and a bathroom. This level adds versatility and practicality to the residence, with spaces and closets carved out to take advantage of every useful nook and cranny, and has direct access to the garden that revolves around the two buildings and enjoys absolute privacy.

In front of the house is an **outbuilding** (76 sqm – 818 sqft) that includes a garage, laundry, storage and basement room with covered access. The building could easily be converted into a small independent living unit.

Around the buildings the private garden of **760 square meters (8,180 square feet)**, fully fenced and equipped with irrigation system and barbecue area, offers a beautiful view of the surrounding hills and is the ideal place for pleasant outdoor moments in summer.

