CB Best Properties
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Apartment for Sell in Pietralunga

Corso Giacomo Matteotti, Perugia, 06026 (PG)

257.000€

Contact info

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Description

PROPERTY DESCRIPTION

In the heart of the historic center of Pietralunga, a medieval village nestled in the greenery of the Umbrian Apennines and located along the historic Via di Francesco, we offer for sale an apartment with a terrace, nestled in an authentic setting of charming stone alleys and breathtaking views.

INTERNAL COMPOSITION

The ground-floor property, with a private entrance, spans approximately 130 square meters and boasts spacious, well-organized, and functional spaces. The entrance leads to the living area, consisting of a welcoming living room with a fireplace and an elegant kitchenette, accented by high-quality gray marble countertops. The sleeping area, well separated from the living area by a practical hallway, features three spacious double bedrooms and two bathrooms, offering comfortable and well-organized spaces that ensure privacy and functionality. In the basement, there is a cellar of approximately 40 square meters with a laundry area, a versatile and highly usable accessory space, ideal for storage, a utility room, or a practical addition to the home's day-to-day operations.

STATE AND FINISHES

The property underwent a meticulous renovation in the 1990s, encompassing both the structural aspects and the systems, while preserving the property's authentic character and original identity. The rooms retain distinctive elements of traditional Umbrian architecture, with exposed wooden beams and terracotta tiles. There's an antique fireplace dating back to the 17th century. The bathrooms feature elegant marble finishes, while solid wood interior doors add a sense of solidity and prestige to the home. The property features double-glazed wooden window frames.

OUTDOOR SPACES

Despite its location in the heart of the historic center, the property boasts a significant added value: a private terrace of approximately 45 square meters, a rare and particularly sought-after feature in a historic village setting. Accessible from both the living room and the hallway to the sleeping area, it is the ideal space for relaxing al fresco, enjoying convivial lunches and dinners, or simply enjoying an exclusive outdoor setting in the heart of the village.
The property includes a warehouse of approximately 20 square meters, located a short distance from the house. This space serves as an additional service space for the property, ideal for storage, sheds, or for everyday needs.

USE AND POTENTIAL

The property represents an ideal primary residence for those seeking an authentic and private setting, with the privilege of having all the main amenities within walking distance and well-distributed spaces, also suitable for a family. The independent entrance, three double bedrooms, and ancillary rooms further enhance its functional appeal.
At the same time, the property lends itself perfectly to being a second home in Umbria, ideal for those seeking a charming retreat within a medieval village, where they can spend relaxing moments immersed in an authentic atmosphere. The private terrace, a rare feature in a historic center, and the living room with fireplace contribute to creating a particularly welcoming and convivial atmosphere.
Thanks to its spacious layout, generous size, and growing interest in tourism in Umbrian villages, the property could also represent an attractive investment opportunity for tourist rentals or short-term rentals, attracting Italian and international clients seeking authentic experiences, in close contact with the culture, nature, and traditions of the region.
Overall, this is a property with an authentic character and is immediately habitable, combining the charm of Umbrian architectural tradition with living comforts and exclusive outdoor spaces, elements that are increasingly difficult to find in the heart of historic city centers.

DISTANCES AND POSITIONS

City
Perugia 55.9 km

Umbertide 23.4 km

Lisciano Niccone 44.5 km

Gubbio 22.4 km

City of Castello 25.8 km

Assisi 72.6 km

Sea and Lakes

Lake Trasimeno 71km

Lake Corbara 111 km

Lake Fiastra 114 km

Adriatic Sea 79.2 km

Tyrrhenian Sea 274 km

Airports

Perugia Airport 54.8 km

Florence Airport 158 km

Rome Airport 252 km

Details

Property ID: CBI160-2598-191

Surface: 130.00 m²

Rooms: 5

Bathrooms: 2

Bedrooms: 3

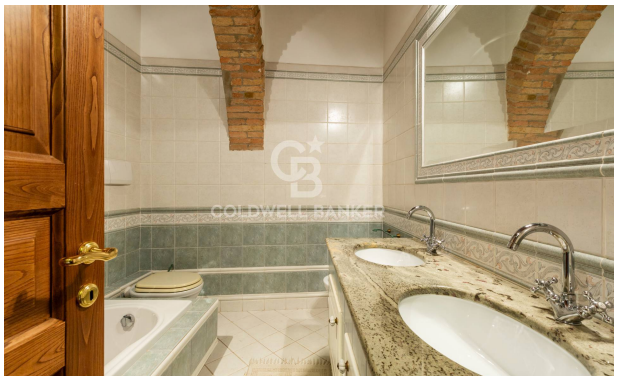
Property Features

- Floor: Ground floor
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 130.00 m²
- Rooms: 5
- Bedrooms: 3
- Bathrooms: 2
- Kitchen: Habitable
- Position: Central
- Shower: Yes
- Garage: Shed
- Fireplace: Yes
- Terrace: Present

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images



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