



## COLIBRÌ

*A spacious four-floor town house that enjoys all the convenience of its town location yet is within easy reach of the glorious Umbrian countryside.*

PRICE	EUR 440.000
SALES CATEGORY	townhouse
DIMENSIONS	Main house: approximately 240 sqm.
RENTAL POTENTIAL	This property is not currently part of our rental portfolio.
SLEEPS	6
BEDROOMS	3
BATHROOMS	4



LOCATION    GPS:  
42.95528314061349,12.003683913347478  
Scan the picture below with a suitable  
smartphone or tablet computer:



## INTRODUCTION

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Colibrì is a spacious three-bedroom apartment, spread over four floors of an old town house in Città della Pieve and topped by a roof terrace that has stunning views over the town's bell tower to Lake Trasimeno and Valdichiana.

The property was restored by the current owner in 1995 and has since been carefully maintained. Starting on the second floor of the building, the entrance leads to the large living room with windows onto the street, and the kitchen. On the same floor, a passage leads to the office and an en-suite bedroom. The floor above has a second, large living room with a fireplace and a kitchenette, a twin bedroom and an en-suite double bedroom. The top floor has a toilet, a small veranda and a spacious terrace.

Città della Pieve is a pretty, medieval hilltop town with narrow cobbled streets, historic buildings and a church with frescoes by Perugino. It has lovely restaurants, bars and cafes and is well placed for trips to Assisi, Perugia, Lake Trasimeno and the surrounding countryside.

## LAYOUT

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### BEDROOMS

The three bedrooms, two of which are en-suite, occupy different floors of the property. The double

rooms look out onto the street while the twin room faces the courtyard.

### BATHROOMS

Two of the four bathrooms are en-suite and have been recently renovated. There is a large shower room with double basins, a sink and a washing machine on the top floor that is conveniently placed next to the roof terrace. There is also a guest loo on the second floor.

### KITCHEN

The large, modern kitchen has a double window and is big enough for a family dining table.

### LIVINGROOM

The property has two living rooms on different floors. The first one has a fireplace, two windows and is large enough to have a dedicated dining area with pendant lights above the table. The second one is also large but less formal, with a big fireplace making it cosy in winter, a convenient kitchen corner and a TV/games area.

### OTHER ROOMS

There's a cellar or 'cantina' in the courtyard that offers excellent storage.

## FACILITIES

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### OUTSIDE

Colibrì's roof terrace has one of the town's best views: of the town's roofs and bell tower and to Lake Trasimeno and the Valdichiana, beyond. There are white curtains on a wire that can be pulled shut to create extra privacy.

### TECHNICAL

The property is connected to mains water, electricity, gas and sewage. Radiators heat the house and there is a boiler. A PVC 1,000lt tank and a pump



ensure constant water pressure. The house has security cameras and an alarm system.

## ENERGY

Class E

## OTHER FEATURES

## DIRECT ENVIRONMENT

Colibrì is in the centre of Città della Pieve, close to the shops, restaurants, bars and other facilities of this quiet, attractive town.

## NOTES

The asking price refers to the property in its current state, as described in this profile. Furniture is not included although buyers can discuss any requests with the seller.

## SURROUNDING

### TRAVEL

*Air:* The nearest airports are Perugia [PEG] (53km); Florence [FLR] (155km); Rome Ciampino [CIA] (170km); Rome Fiumicino [FCO] (185km) and Pisa [PSA] (247km).

*Train:* There is a train station in Chiusi (14km) where car hire is available.

*Road:* The A1 motorway exit closest to the property is Chiusi (10km) for Florence and Rome.

### DISTANCES

Colibrì is close to several other towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Castiglione del Lago (22km); Montepulciano, which is famed for its wine (32km); Todi (66km); Assisi, famed for the Basilica di

San Francesco (67km); the regional capital Perugia (68km); Spello (70km); Arezzo (76km); Siena (93km); Gubbio (94km); Spoleto (103km); Florence (130km); and Rome (156km).

## LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is 24km away and Antognolla, one of Italy's best 18-hole golf courses, is 55km away.







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