



LE VOLTE

Luxury townhouse restored with exquisite taste in the very heart of Città della Pieve boasting private garden

PRICE	EUR 495.000
SALES CATEGORY	luxury apartment
DIMENSIONS	The house spreading on 4 storeys plus an underground floor is 200 smq approx. The garden is 50 sqm.
RENTAL POTENTIAL	This property is currently not available on the holiday rental market. We are happy to provide more information about the rental market where it could fit.
SLEEPS	6
BEDROOMS	3
BATHROOMS	4



LOCATION GPS: 42.953159,12.005409
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Set in the historic center of Città della Pieve, Le Volte is a wonderful townhouse with a small private garden, recently renovated, according to the highest quality and aesthetic standards.

It is spread over floor floors, to which an underground floor must be added in which an ancient cave made of tuff was found. The mix of contemporary and classic materials, lacquers and majolica, original parquet and beams, full colors that blend with soft whites and grays, make Le Volte a wonderful corner of the city that, however, offers warmth and comfort.

The private garden makes Le Volte just ready to move in under all aspects, and perfect to enjoy it in winter days as much as in spring as summer, as it can host nice *al fresco* dining and sun bathing too.

The vintage twist found in its interior creates a unique atmosphere of cosiness but also of elegance and the location makes it perfect to enjoy all the comfort that being in the center of a lively town can give.

LAYOUT

BEDROOMS

The bedrooms are very spacious: two are located on the second floor and the third on the top. All three have a comfortable bathroom in the room, and finished with excellent materials. The main bedroom

has also a built-in wardrobe and changing room.

BATHROOMS

All the bathrooms are very modern, with the use of precious materials, whether they are white marble or painted majolica. They have a vintage twist in the choice of the combination of materials. Two bathrooms have a large shower, while the top floor bathroom has a bathtub. There is also a powder room on the ground floor.

KITCHEN

At Le Volte there are 2 custom made kitchen, one is located on the ground floor and the second on the first floor with dining room and living room well connected.

LIVINGROOM

Several living and dining rooms are present. The most typical is the one found on the ground floor, with thick stone walls, and soft lighting, which also leads to the staircase leading to the cave. The other part dedicated to living and dining is on the first floor, which is nothing more than a large room divided into kitchen, dining room and living room. The living room also leads to the garden. The dining area has a beautiful pellet stove, while the living area has a stone fireplace. The whole floor is characterized by gray plank parquet and white details.

OTHER ROOMS

Entrance hall on the ground floor is paved with typical vintage tile and boast modern color block pantry areas/cupboard. In that area is also present an ancient well, covered with a glass. From that area, there is access to the kitchen (red in the pictures) and living area on ground floor

FACILITIES

OUTSIDE

Small but very comfortable 50 sqm garden overlooking part of the countryside surrounding



Città della Pieve.

TECHNICAL

All the house is connected to electricity and water is communal. Heating is produced by electricity, and each room has a thermostat and electrical radiator. 500 lt boiler to produce hot water with a thermodynamic system. There are two wood stoves from Jotul (plus the main bedroom has the predisposition to install another one) and a fireplace. Water softener presents too. The house is equipped with double-glazed windows and electrical shutters on the windows in the rooms on the last floor. Methane gas not hooked up, but present in the town, so if desired, it is possible to connect it to the house.

ENERGY

Class F

OTHER FEATURES

DIRECT ENVIRONMENT

Located on one of the historical alleys of Città della Pieve, part of a series of townhouses in the same style.

PROPERTY MANAGEMENT

NOTES

The mentioned price refers to the last asking sales price for the state in which the property was in by early September 2021, as represented in this profile, excluding present furniture.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (53 km), Rome Fiumicino (185 km) and Ciampino (170 km) International Airports and Florence International Airport (155

km); nearest A1 Motorway exit is at Chiusi (14 km) for Florence and Rome; international train station of Chiusi (10 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (35 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (94 km), Florence (132 km), Perugia (43 km), Gubbio (88 km), Todi (75 km), Orvieto (48 km), Spoleto (102 km), Montefalco / Bevagna (94 km), Deruta (58 km), Assisi (64 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







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