



OROLOGIO

This prestigious and spacious apartment spread out over 3rd and 4th floor level in a 400-year-old building has been skillfully restored, blending historical elements with a modern aesthetic

PRICE	EUR 549.000
SALES CATEGORY	luxury apartment
DIMENSIONS	The apartment is approximately 245sqm included the attic areas and the inside stairs leading to the main door. The two outside terraces are approximately 9 smq each.
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	4-7
BEDROOMS	2
BATHROOMS	3



LOCATION

GPS:

Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Orologio is a recently renovated penthouse apartment on the top two floors (3rd and 4th floor) of a 400-year-old building on the main piazza in the historic centre of Umbertide, a small town surrounded by Umbria's rolling green hills, boasting all sort of amenities.

The property's thorough renovation included a new roof, vast skylights, and the restoration of original wooden doors and ceiling beams, as well as a warm and sophisticated interior.

Accessed by a condominium lift, this elegant apartment includes a double living room, a dining room, a kitchen and a media room. There are two double en-suite bedrooms and a study that could easily be used as a separate double, instead. A laundry room, walk-in closet and guest toilet make the penthouse even more comfortable. The upper floor has a beautiful beamed A-frame roof and a room that is currently a light-filled and sophisticated office. There is a spacious terrace on either side of the upper floor offering panoramic views over the town and countryside beyond.

The attention to detail includes customed furniture, high-end appliances and Farrow and Ball paint throughout. The property can be bought as turn-key, which could include furniture and accessories.

The property's central location, just moments from the town's shops, bars and restaurants, offers a

friendly community at the doorstep, while the hills, towns and cities of both Umbria and Tuscany are easily accessed.

LAYOUT

BEDROOMS

There are two spacious double en-suite bedrooms on the main floor. The main one has white washed oak beams and grey walls and it boasts a large walk-in closet. On the same floor is a third bedroom that could also be used as a study. On the upper floor there is a room that is currently configured as an office but could also be turned into a bedroom.

BATHROOMS

The principal bedroom has a large en-suite bathroom with both a bath and a shower and double basins. The second bedroom has a smaller en-suite and there is a guest toilet on the same floor.

KITCHEN

The fitted kitchen, like the rest of the apartment, has been designed with great attention to detail. The lower units are wooden while the wall units are fluted in a coral colour. Expertly equipped, there is an Ilve six-burner gas hob and large oven and a Lieber refrigerator and light floods in from windows at either end.

LIVINGROOM

The apartment has three large living areas on the lower floor, two of which are interconnected and the third, which is separate, is the perfect media room. The interconnected living space is light and bright and leads into a separate dining room that in turn leads to the kitchen.

OTHER ROOMS

The apartment is accessed by a lift from the ground floor. On the lower floor a room is currently used as a study but could just as easily be a third bedroom,



and there is a laundry room and a guest toilet. On the upper floor there is a fabulous light-filled office that looks out onto the beautifully renovated stairwell from where there is access to a terrace on either side. Special feature of the office is the back of the clock of the town giving a unique character to the room.

FACILITIES

OUTSIDE

L'Orologio is the highest apartment in Umbertide's historic centre and the terraces on either side of the upper floor offer panoramic views of the town and the Umbrian hills beyond.

TECHNICAL

The house is connected to mains electricity and gas and has radiators throughout. All the utilities are recently installed.

ENERGY

Class F

OTHER FEATURES

DIRECT ENVIRONMENT

L'Orologio is a penthouse apartment on the top two floors of a 400-year-old building on Umbertide's main piazza. The property is well served by amenities on the doorstep, including a pharmacy, café, local government offices, a police station, cheese shop, butcher, wine shop, ice cream shop and a cinema. The hospital is five minutes walk away, as are larger food shops, a gym, a post office and a theatre.

NOTES

The asking price refers to the property in its current state, as described in these particulars. If the buyer

would like to buy the apartment as a turn-key property, which would include the furniture and accessories as seen, this is possible under separate agreement with the seller.

SURROUNDING

TRAVEL

The nearest airports are: Perugia [PEG] (32km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (153km); Rome Ciampino [CIA] (213km); and Rome Fiumicino [FCO] (230km). Train: The nearest train station is in Umbertide, where car rental is also available. Road: The E45 is five minutes away.

DISTANCES

L'Orologio is within easy reach of several 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: Gubbio (30km); Perugia (33km); Deruta (48km); Assisi (50km); Spello (52km); Arezzo (60km); Lake Trasimeno (60km); Todi (73km); Montepulciano, which is famed for its wine (76km); Spoleto (85km); Orvieto (106km); Siena (117km); Florence (136km); and Rome (200km).

LEISURE & ACTIVITIES

There are beautiful walks directly from the property. Lake Trasimeno with its beach and watersport facilities is 60km away, while for golfers, the Antognolla Golf Course is at about 10 minute drive.





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