



## TIBER

*This prestigious and spacious townhouse spread out over 3 floors in an late XV century historical building with private entrance that has been skillfully restored, blending historical elements with a modern aesthetic*

PRICE	EUR 325.000
SALES CATEGORY	townhouse
DIMENSIONS	The apartment is approximately 145 sqm net incling the 9 sqm terrace on the roof top.
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	2



LOCATION GPS: 43.454516,12.240238  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Tiber is a recently renovated townhouse (first round of work in 1994 and second in 2017) in an historical building in the alleys nearby the piazza in the old centre of Città di Castello, a town in the north part of Umbria, close to the border with Tuscany. Città di Castello boasts all sort of amenities and many art important places. The townhouse was part of the Palazzo dei Vitelli, a historic noble family of Città di Castello known as *Palazzo Vitelli Alla Mattonata*. The Vitelli family were allies of Florence and Vasari, on behalf of the family, created the graffito facade of the Palazzo Vitelli alla Cannonera, now the seat of the Municipal Art Gallery of Città di Castello.

The property's thorough renovation included a new roof, vast skylights and ceiling beams, as well as a warm and sophisticated interior partially with stone-exposed walls, bathrooms, wooden floor and moreover very large rooms.

This townhouse includes an elegant entrance directly from the alley, then stairs lead to the living room with semi-open fire place and kitchen and a powder room. On the following floor, there are three large bedrooms full of light thanks to large windows and skylights. Currently all the bedrooms are characterized by strong colors. All of them boast nice wooden floors. On this floor is also found a large bathroom (without window). Another storey is found, for the laundry room and that gives access to the open air terrace right on the roof. From here

summer is to be enjoyed! There is also a built in BBQ to enjoy the best of al fresco eating (and cooking). Great views are also to be enjoyed from here on the roof tops around, tower bell and gardens and also to the hills surrounding Città di Castello.

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.

Find out more on Città di Castello, which is a real treasure of the Northern Umbria, along the banks of the Tiber river.

## LAYOUT

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### BEDROOMS

The three bedrooms are located on the second floor. All of them face the alley and have large window and skylight to flood them with light. Wooden flooring is installed everywhere.

### BATHROOMS

There is a small bathroom with shower on the first floor, where the living area is. A second large bathroom is found on the second floor. There is a large shower and a niche area where it would be possible to install extra shelves and storage areas. Both bathrooms are without window.

### KITCHEN

The fitted kitchen, like the rest of the apartment, has been designed with great attention to detail. The modern touch of the black and grey elements make a nice contrast with the rustic feeling of the used materials. The small terrace provide extra space for easy meals and light like the rest of the house.

### LIVINGROOM

Albizzini has a large sitting room combined with dining area, with a very cosy semi-open fire place. During winter time, the fireplace can heat up the



whole floor. On the ground floor, where the entrance is, there is a further more formal sitting room, characterized by the arch-vaulted ceiling.

## OTHER ROOMS

On the last floor there is a laundry room with predisposition to have another bathroom.

## FACILITIES

### OUTSIDE

The small terrace is perfect to enjoy the panorama and the hot season, with its built in covered BBQ and the small sink (still to be connected).

### TECHNICAL

The house is connected to mains electricity, water and gas and has radiators throughout. The boiler was newly installed in 2017. All windows are double-glazed.

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT

Tiber 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, several museums and tourist attractions.

### NOTES

The asking price refers to the property in its current state, as described in these particulars. Furniture are not included in the asking price. Some of them might be negotiated separately.

## SURROUNDING

### TRAVEL

The nearest airports are: Perugia [PEG] (50km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (153km); Rome Ciampino [CIA] (233km); and Rome Fiumicino [FCO] (245km). Train: The nearest train station is in Città di Castello, where car rental is also available. Road: The E45 is five minutes away.

### DISTANCES

Tiferna 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 (45km); Perugia (51km); Deruta (62km); Assisi (60km); Spello (70km); Arezzo (40km); Florence (126km); and Rome (215km).

### 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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