



## Charming Arch



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 497,607.47

### Location

Country: Italy  
State/Region/Province: Umbria  
City: Orvieto  
Posted: Aug 21, 2024

### Description:

The apartment, which covers an area of approximately 123 square metres, consists of an entrance hall, bathroom with shower, large living and dining area with an original tuff arch, kitchen, bathroom with 200 cm shower and double washbasin, two double bedrooms, a single bedroom, wardrobe with laundry area and utility room (equipped with drainage and water supply arrangements for possible conversion into a guest bathroom). Completed by a storeroom on the ground floor of about 8 square metres. The kitchen is characterized by a ceramic floor insert and a beautiful sliding glass door.

The apartment has just been renovated with quality materials and technologies. The common parts of the building were also subject to intervention and renovation. Oak parquet with 14 mm thick planks throughout the apartment, with Italian herringbone laying in the large living area; stoneware in the bathrooms. Equipped with radiant floor heating with new condensing boiler, air conditioning, Building Automation for remote control of the heating system and thermostats for single rooms. New windows with double glazing with high thermal performance.

Main utilities are active and working.

Easy to access, large and bright, this apartment is ideal both as a main residence and as a second home, also to be included in the circuit of prestigious tourist rentals, given its centrality and its charm.

The apartment is located in the historic center of Orvieto, near the main square of the city. The A1 motorway exit is about 5 km from the historic centre, as is the train station, reachable via funicular. The



city is full of amenities and cultural activities at any time of the year. Thanks to its proximity to Rome (about 1 hour) and Florence (about 2 hours), Orvieto is an ideal place to live and from which to discover the wonderful surrounding area.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the customer at the time of a real interest in the property.

Condition: Reformed

Built: 1700

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/KPMQ-T1924/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1924/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 8818

