



## Cozy House



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 200,000

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Umbria
Πόλη:	Orvieto
Δημοσιεύθηκε:	10/04/2026
Περιγραφή:	

Cozy House is a move-in ready solution, ideal either as a private residence or as an income-generating investment. The property is arranged over two levels, for a total of 108 sqm. Access is on the ground floor. Crossing the threshold, you are welcomed into an open-plan living area comprising a lounge, dining area, and kitchen. Adjacent to the kitchen there is a guest bathroom, which also includes a dedicated laundry area. Ascending the beautiful wooden staircase with integrated step lighting, you reach the upper floor where the sleeping quarters are located. Here you will find a spacious and comfortable bathroom featuring a mosaic-tiled shower, followed by a generous master bedroom enhanced by an elegant vaulted ceiling. A landing then leads to the second bedroom, also distinguished by the same charming vaulted ceiling. A large portion of the furnishings is included in the asking price. The property is currently rented until September.

The apartment was completely renovated at the end of 2017. It features wooden window frames with double glazing. The flooring is wood and in excellent condition. The lighting has been carefully designed to enhance the vaulted ceilings and make every room even more welcoming.

The main utilities are active and fully operational. An osmosis system is installed to ensure optimal air circulation within the walls.

Ideal as a permanent residence for a couple or as a weekend retreat, given the level of finishes and the area in which it is located, it also represents an attractive opportunity for holiday rentals.



Cozy House boasts a strategic location close to one of the main routes out of the city and benefits from a large parking area. The A1 motorway toll gate is approximately 5 km from the historic center, as is the railway station, which can also be reached via the Funicular. The city offers a wide range of services and cultural activities throughout the year. Thanks to its proximity to Rome (about 1 hour) and Florence (about 2 hours), Orvieto is an ideal place to live and a perfect base from which to explore the magnificent surrounding area.

The Great Estate group, for every property it acquires, conducts, through the seller's appointed technician, a technical due diligence process that allows us to gain a thorough understanding of the urban planning and cadastral status of each property. This due diligence documentation may be requested by the client upon demonstration of genuine interest in the property.

The property is registered to a private individual. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Κατάσταση: Reformed  
Κατασκευάστηκε: 1900

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/KPMQ-T2529/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2529/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10424

