



## La Dama



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 390,000

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Orvieto
Soumis:	24/04/2026

### Description:

Cozy, refined and meticulously designed in every detail: La Dama is a true gem set in the heart of Orvieto. Carefully renovated, it extends over a net surface area of approximately 94 mq, offering well-proportioned and highly livable spaces. Access is through a shared covered courtyard, followed by just a few steps. Upon entering, you are immediately welcomed into the living area, featuring double exposure. From here, on one side, there is direct access to the eat-in kitchen, the laundry/storage room, and a beautiful windowed bathroom with shower. On the other side of the living room, a spacious hallway leads to two double bedrooms and a windowed bathroom with shower. A rational and highly functional layout that makes every space perfectly enjoyable. Included in the price is most of the existing furniture. The sale also includes a large storage room of approximately 22 mq, located next to the main entrance door.

The apartment is presented in perfect conditions with high-end finishes. Completely renovated in 2021, it features wooden flooring throughout all rooms. The brand-new designer kitchen boasts a beautiful basalt countertop and a majolica tile backsplash. The window frames are wooden with double glazing and fitted with mosquito screens. The ceilings are partly in wood and metal, and partly entirely in antique wood. La Dama is a rare opportunity in the historic center, meticulously maintained and finished with care and premium materials.

All main utilities are connected and fully operational. Independent methane heating system with new condensing boiler.

Ready to move into or to generate rental income, this apartment lends itself to a variety of uses thanks to



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its generous spaces, distinctive character, and strategic location.

The apartment is located in the historic center of Orvieto, in a setting that is both private and central. The A1 motorway exit is approximately 5 km from the historic center, as is the railway station, connected to the Rupe by the Funicular. The city offers a wealth of services and cultural activities throughout the year. Thanks to its proximity to Rome (about 1 hour) and Florence (about 2 hours), Orvieto is the ideal place to live and the perfect starting point from which to explore the magnificent surrounding area, from Lazio to Tuscany.

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

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

Condition: Reformed

Année: 1700

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2536/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2536/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10310

