



## Modern Energy Class A3 Apartment, Città della Pieve - Umbria



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 205,125.16

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Umbria
Város:	Città della Pieve
Irányítószám:	06062
Feladta:	2026. 06. 20.

### Leírás:

Contemporary residence with panoramic terrace and luxury finishes: design, privacy and energy efficiency for sale in Città della Pieve. In the charming setting of Città della Pieve, a short distance from the historical centre, we offer for sale an elegant property of 95 sq m/1,022 sq ft. Located on the first floor of a bright, recently built four-unit building, the apartment offers easy access and excellent privacy within a well-maintained, quiet residential neighborhood. The building features facades in perfect condition, finely protected by a modern external thermal insulation system. The interior welcomes guests with a bright open-plan space, featuring a living room and exposed masonry kitchen embellished with authentic marble cement tiles. Fine finishes enhance the apartment, from the elegant porcelain stoneware floors to the sophisticated marble cladding decorating the living area wall. The living area opens fluidly onto a panoramic terrace, creating a natural extension perfect for moments of outdoor relaxation. The sleeping area, introduced by a functional hallway, includes a versatile study, a comfortable double bedroom, a second bedroom with a private balcony, and two bathrooms, one of which is strategically used as a laundry area. The exclusive residence is completed by a useful basement level, conveniently accessible both internally and via a covered external ramp, which includes a storage room and a 20 sq m/215 sq ft garage with fully finished flooring and equipped with an essential water softener. Certified in the highly efficient Energy Class A3, the property boasts excellent technical systems: independent methane underfloor heating, wooden windows with double thermal-sealed glazing, an armored entrance door, solar panels for hot water production, and a photovoltaic system. A flue is also already in place for the future installation of fireplaces or stoves. This home represents a primary residence or an investment of unparalleled efficiency, perfect for fully experiencing the Umbrian lifestyle.



PROPERTY Ref: CDP3788

Location: Città della Pieve, Province: Perugia, Region: Umbria

Type: 95 sq m/1,022 sq ft apartment, located on the first floor of a four-unit building, with panoramic terrace, balconies, and 20 sq m/215 sq ft garage

Conditions: excellent

Terrace/Balcony: 1 terrace, 1 balcony

Parking: 20 sq m/215 sq ft garage

Utilities:

Fixed telephone network: available

Internet: available

Heating: underfloor methane heating, independent with zone thermostats and condensing boiler

Water: mains city supply

Electricity: active (photovoltaic system to be connected to the Enel grid)

Water waste: mains city connection

Distance from services: walking distance, 1,3 km/0,8 miles

Distance from main airports: Perugia 50 km/31 miles, Florence 110 km/68 miles, Rome Ciampino 160 km/99 miles

Layout:

Basement: storage room and garage with access both from inside and via a covered external ramp

First Floor: open space with living room and kitchen with access to the panoramic terrace, hallway, service bathroom/laundry, 1 double bedroom, 1 single bedroom with balcony, study, and 1 bathroom

## Gyakori

Kész négyzetméter: 95 nm

## Building details

Parking: Yes

Emeletek száma: 1

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/SIFI-T1909/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1909/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



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