



## San Francesco Apartment

UMBERTIDE (PERUGIA), UMBRIA

€ 195,000

This beautifully renovated 96 sqm apartment is located in the vibrant Piazza San Francesco, just steps away from the historic center of Umbertide and all essential amenities. The apartment is spread over three floors and is ideally situated near a large public parking lot, just 100 meters away.

REF: 51476



## FEATURES

Double glazing - External shutters - Exposed beams - Vaulted ceilings - Architect designed.

## DETAILS

**Name:** San Francesco Apartment  
**REF:** 51476  
**Location:** city center  
**Town/City:** Umbertide (Perugia)  
**Region:** Umbria

**Property Size:** 96 sqm  
**Land:** -  
**Property Type:** apartment  
**Position:** city center  
**Orientation:** -  
**Nearest Towns:** Città di Castello 26.2km, Gubbio 29.8km, Pierantonio 8.2km, Trestina 12.2km, Cortona 39.4km, Perugia 33.2km, Arezzo 61.8km.

**Nearest Airports:** Perugia Airport 31.9km, Aeroporto Internazionale di Pisa 217km, Aeroporto di Bologna - Guglielmo Marconi 214km, Aeroporto di Firenze "Amerigo Vespucci" 151km.

**Access:** Asphalt road  
**Access Condition:** Excellent  
**Construction:** Brick  
**Building Condition:** Restored  
**Services:** Electricity, Supplied water, Central heating, Gas, air conditioning.

**Floors:** 3  
**Bedrooms:** 1  
**Bathrooms:** 2  
**Reception Rooms:** 3  
**Total Rooms:** 7  
**Outbuildings:** -  
**Swimming Pool:** No

**Energy Rating:** G

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## DESCRIPTION

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This beautifully renovated 96 sqm apartment is located in the vibrant Piazza San Francesco, just steps away from the historic center of Umbertide and all essential amenities. The apartment is spread over three floors and is ideally situated near a large public parking lot, just 100 meters away.

The entrance is on the ground floor, where you'll find a 20 sqm studio space and a small bathroom. On the first floor, there's a spacious and bright bedroom, while the second floor features a cozy living area with a kitchen and a bathroom with a shower. The layout is flexible, offering the possibility to move the kitchen and living room to the first floor (all necessary hookups are available) and convert the second floor into an additional bedroom.

The apartment boasts modern features such as air conditioning, exposed beams, and vaulted ceilings, giving it a unique charm. It's perfect for those seeking a "lock-up-and-leave" lifestyle.

The property is situated in Piazza San Francesco, a charming square surrounded by historic buildings, offering a peaceful yet central atmosphere. Just beside the square is the beautiful Tiber River, with a scenic walking path that invites you to explore the area's natural beauty.

Umbertide's real estate market continues to offer great potential, making this apartment an excellent investment opportunity, with the added benefit of its prime location and proximity to the river and all local amenities.

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