



## Via Duomo Spoleto - SOLD



### Details

Price : 140.000€  
Area : 62 sq m  
Land : No  
Pool : No  
Bedrooms : 1  
Bathrooms : 1

### Features

Close to Shops, historic location, Stunning Views, Wooden beams

### Description

Right in the historic centre of the town of Spoleto in Umbria, just off the Piazza del Duomo, this lovely apartment is situated in an elegant 16th century palazzo which has been extensively renovated and earthquake proofed. The apartment is uniquely located in the impressive arch that spans the ancient street that leads directly into the spectacular Piazza del Duomo, where the final concert of the world-renowned Festival dei Due Mondi is held. It enjoys beautiful views towards Palazzo Racani-Arroni and the house of Maestro Giancarlo Menotti, now a museum and itself a concert venue.

The apartment is situated on the first floor, or piano nobile and is particularly secure. It is reached by an external door leading to a wide internal staircase shared with others in the condominium, leading in turn to a private internal door. It is arranged as follows: the main door enters directly into a spacious room with a living/dining area, study corner and fully equipped kitchen, all very well organized and functional. The presence of three windows makes this main room very light. Off this large room, a door leads to the

bedroom, with en-suite bathroom with shower. The bathroom can also be accessed directly from the living room, near to where currently a sofa bed provides additional sleeping space.

The apartment includes beautiful wooden ceilings. There is central heating and major services are connected. The current owners have maintained the apartment very well over the years, updating fixtures and fittings when needed. It is warm in winter and cool in summer, with windows on both sides ensuring excellent air circulation. The apartment is ready to move into and provides a convenient 'lock-up and go' arrangement.

This interesting property has the advantage of being in the middle of the upper town, which means that everything, from shops and restaurants to theatres and museums, are just a short walk away. Nonetheless, for vehicles, the street leads only to the piazza so there is little traffic and it is generally peaceful and quiet.

In Spoleto there is no shortage of activities and events to attend, including the Spoleto Arts Festival in June/July, the Experimental Opera Festival in September, as well as many other artistic exhibitions throughout the year. Spoleto is also very well connected by road and rail to Rome and Florence and to the whole of central Italy.