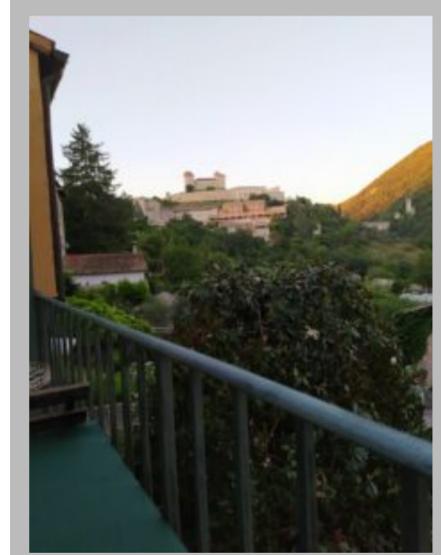




## Casa Via Monterone



### Details

Price : 260.000€  
Area : 199 sq m  
Land : Yes  
Pool : No  
Bedrooms : 3  
Bathrooms : 3

### Features

Close to Shops, Stunning Views, Wi-Fi,  
Wooden beams

### Community Features

garden fenced in

### Description

Right in the heart of the Spoleto historic town centre, a beautiful apartment on four levels, with stunning views of the Rocca, the 14th century castle built as a papal stronghold and symbol of power in central Italy and whose most famous inhabitant is Lucrezia Borgia.

The historic building has undergone complete strengthening of the whole structure, while the interior has been restored and updated to modern standards of living, creating a very light and comfortable atmosphere.

The entrance from street level is communal to another apartment, the main door to the house leads to a stairway which to the left leads up to the first floor, and to the right down to the basement level.

The house is composed as follows: on the first floor, after a first set of steps, one finds a spacious living room, with a nice open fireplace, and direct access to a balcony with unique views of the castle and the old town. Part of this spacious room is used as an open space dining room. The fully equipped kitchen is off this room, in a separate room to the left. Up another set of steps there is the second floor level with two bedrooms and a bathroom. A spiral staircase leads up to the third floor, where there is a studio / further



bedroom and bathroom. This top room has a French door to a lovely terrace with absolutely stunning views of the mountain of Monteluco, the castle and the old town. Back on the ground level, another set of steps leads down to the basement floor, with a bathroom, a separate store room / laundry room and boiler space. A couple more steps lead to the basement, with a spacious room which can be used as a studio. From here one can access the exclusively owned garden. There is central heating in the house running on mains gas and all the services are connected.

This lovely property has the advantage of being right in the middle of town which means that everything, from shops to restaurants to theatres and museums, is just a short walk away. In Spoleto there is no shortage of activities and events to attend, starting from the renowned Spoleto Arts Festival in June / July to the September Experimental Opera Festival, as well as lots of other events all the year round. Spoleto is centrally located right in the heart of Italy, and it is also very well connected to Rome and to Florence and to the whole of central Italy, being only 1 hour and a half from Rome and 40 minutes from the historic towns of Assisi and Perugia; also near Todi, Orvieto, the Marmore falls and most of central Italy's tourist attractions.