

EQUIPPED SPORTING CENTER FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
164 m²

Bathrooms
2

Swimming pool
8 × 4 m

Total land
2.1 ha

In Tuscany, in the province of Arezzo, in Sansepolcro, sport center for sale with full size football pitch, 8-a-side football field, 7-a-side football pitch, 6-a-side football pitch, two 5-a-side football pitches, beach volleyball court, above ground pool and two large parking areas. The property is surrounded by greenery, but at the same time it is in close proximity to the historic centre of Sansepolcro and the border with Umbria.

SUMMARY OF THE PROPERTY

REFERENCE #: 1387 – CENTRO SPORTIVO TOSCANA

TYPE: sporting center

CONDITIONS: excellent

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 164 square meters (1,765 square feet)

TOTAL ROOMS: 5

BEDROOMS: 0

BATHROOMS: 2

ANNEXES: changing room, storage

MAIN FEATURES: fenced property, lighting system, possibility of building a house, five-a-side football field

EXTERIOR: 2.1 hectares (5.3 acres)

GARDEN: to be landscaped

SWIMMING POOL: 8 × 4 m (above ground)

ELECTRICITY: already connected

WATER SUPPLY: private wells

TELEPHONE: already connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: to be connected

CLOSEST CITIES AND TOWNS

Sansepolcro (2km; 5'), San Giustino (3km; 6'), Anghiari (9km; 14'), Città di Castello (19km, 16'), Pieve Santo Stefano (24km, 28'), Caprese Michelangelo (24km; 31'), Arezzo (38km; 42'), Umbertide (39km; 31'), Cortona (52km; 1h5'), Perugia (72km; 58')

CLOSEST AIRPORTS

Perugia San Francesco (69km; 50'), Firenze A. Vespucci (126km; 1h 35'), Rimini F. Fellini (134km; 1h 35'), Bologna G. Marconi (188km; 2h), Pisa G. Galilei (218km; 2h 30'), Roma Fiumicino (268km; 3h), Roma Ciampino (274km; 2h 50')

CENTRO SPORTIVO TOSCANA

In **Tuscany**, in the province of **Arezzo**, in **Sansepolcro**, **sport center** for sale with full size football pitch, 8-a-side football field, 7-a-side football pitch, 6-a-side football pitch, two 5-a-side football pitches, beach volleyball court, above ground pool and two large parking areas.

The property is surrounded by greenery, but at the same time it is in close proximity to the historic centre of Sansepolcro and the border with Umbria.

The town of Sansepolcro offers has all kinds of amenities and the **dual carriageway E45 Orte-Ravenna** (only 3 km away) connects it with some of the most important towns in Central Italy.

DESCRIPTION OF THE BUILDINGS

The property is made up of changing and storage rooms, a beach volleyball court and six football pitches, more precisely:

- a full-size football pitch (100 × 60 m)
- an 8-a-side football pitch (30 × 50 m)
- a 7-a-side football pitch (26 × 45 m)
- a 6- a-side football pitch (22 × 44 m)
- two 5-a-side football pitch

The sport centre is completed by an **above ground 8 × 4 m pool**, a green area and two large parking areas.

A planning permission for the **caretaker's house** with changing rooms has already been approved. According to the project, this building should have a usable surface area of 260 m² on two levels, composed as follows.

- **Lower ground floor:** referee's changing rooms with toilet, changing room A with toilets and showers, changing rooms B with toilets and shower, two utility rooms, laundry room, drying room and cellar.
- **Ground floor:** sitting room, kitchen, corridor leading to the sleeping area, which should be made up of bathroom, two bedrooms and a bathroom with en suite bathroom.

Moreover, there is the possibility of providing the property with a snack bar.

STATE AND FINISHES

The property is in excellent condition; it is totally fenced-in, has two entrances and a complete lighting system on the whole area. The goalposts of the six football pitches are not fixed.

USE AND POTENTIAL USES

The property offers a wide range of alternatives. There is the possibility of creating, for instance, a horse-riding ring, an area for archery and synthetic tennis courts.

Given the dimension and the features of the property, it is also possible to organize sport events.





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