



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1439 – APPARTAMENTO DELLA TORRE

3-BEDROOM RESTORED APARTMENT FOR SALE IN THE HISTORIC CENTER OF ANGHIARI

Anghiari – Arezzo – Tuscany

[VIEW ON OUR WEBSITE](#)



Interiors
170 sqm

Bedrooms
3

Bathrooms
3

Courtyard
42 sqm

In Tuscany, in the historic center of Anghiari, within walking distance of all services, 170-sqm apartment for sale. The property has been completely renovated and maintains its original rustic charm, while offering three bedrooms, three bathrooms and two generous, bright living areas. The location is very convenient, in the heart of the historic center but close to a public car park and all necessary services.



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SUMMARY OF THE PROPERTY

REFERENCE #: 1439 – APPARTAMENTO DELLA TORRE

TYPE: apartment

CONDITIONS: restored

LOCATION: historic center

ACCESS: excellent, with a parking area nearby

INTERIORS: 170 square meters (1,829 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3

BATHROOMS: 3

MAIN FEATURES: ceilings with wooden beams and terracotta tiles, original terracotta flooring, stone fireplace, arches, paved courtyard, parking area in the vicinity, possibility of creating an independent studio apartment

COURTYARD: 42 square meters (452 square feet)

ANNEXES: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Closest services (150m; 1'), Sansepolcro (8km; 10'), Monterchi (11km; 5'), Città di Castello (23km; 25'), Arezzo (33km; 35'), Cortona (46km; 55'), Perugia (76km; 1h), Montepulciano (80km; 1h 15'), Assisi (88km; 1h), Pienza (88km; 1h 25'), Spello (94km; 55'), Siena (100km; 1h 20'), Florence (111km; 1h 30'), Todi (117km; 1h 15'), Montalcino (103km; 1h 40'), Rimini (137km; 1h 30'), San Gimignano (150km; 1h 45'), Rome (242km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (73km; 55'), Firenze A. Vespucci (121km; 1h 30'), Bologna G. Marconi (183km; 2h), Pisa G. Galilei (188km; 2h 15'), Roma Ciampino (257km; 2h 45'), Roma Fiumicino (275km; 2h 50')

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APPARTAMENTO DELLA TORRE

In **Tuscany**, in the **historic center** of **Anghiari**, within walking distance of all services, 170-sqm **apartment** for sale. The property has been completely renovated and maintains its original rustic charm, while offering three bedrooms, three bathrooms and two generous, bright living areas. The location is very convenient, in the heart of the historic center but close to a public car park and all necessary services.



From Anghiari, it takes less than ten minutes by car to reach Sansepolcro and from there, via the **E45 highway**, much of central Italy (from Ravenna in the north to Rome in the south). In Arezzo, on the other hand, you can take the **A1 motorway** to Milan and Naples. The nearest airport (Perugia) offers very fast connections to various European capitals, while for intercontinental flights, the airports of Pisa, Florence and Rome are available.

DESCRIPTION OF THE APARTMENT

The **apartment** (170 sqm – 1,829 sqft) is laid over two staggered levels, both accessible directly from the outside and communicating internally by stairs. On the lower level there is a large dining room (or living room, depending on preferences), a secondary sitting room (potentially a dining room if one decides to use the previous room as a living area) and a kitchen. At the back, next to the staircase, a door leads to the guest bathroom with shower.

The upper floor, on the other hand, opens onto a large living room with a fireplace (the staircase from the lower floor leads right to this room) that leads to the master bedroom with en-suite bathroom and a hallway at the back that opens onto two more bedrooms and the shared bathroom. Interestingly, one of the two bedrooms at the back has independent access from the outside and has connections for plumbing and electrical appliances that would make it possible to convert the room into a studio apartment to rent. The master bedroom leads out onto the paved courtyard.



The apartment has been entirely renovated preserving its rustic appearance and features ceilings with wooden beams and terracotta tiles, original terracotta floors, a stone fireplace and arches.

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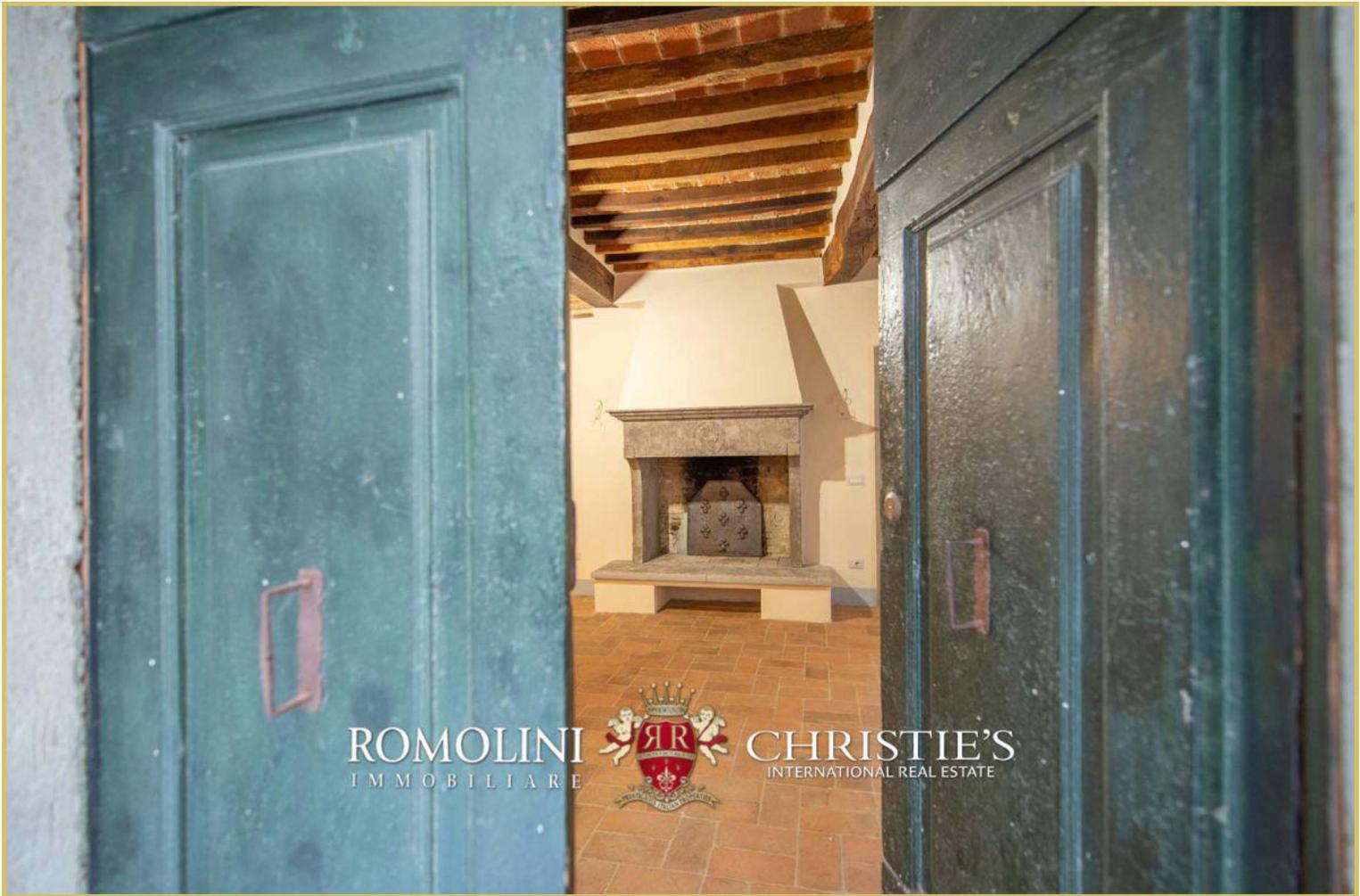
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