

Ref. 1801 – APPARTAMENTO DELLA RAGIONE

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## ELEGANT APARTMENT FOR SALE IN THE CENTER OF SANSEPOLCRO, VIA XX SETTEMBRE

Sansepolcro – Arezzo – Tuscany

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**Interiors**  
192 sqm

**Bedrooms**  
1 (up to 2)

**Bathrooms**  
2

**Attics**  
63 sqm

**Cellar**  
4 sqm

This wonderful 125-sqm penthouse, located on the third and top floor of an elegant 16<sup>th</sup>-century building, is a real gem in the heart of the historic center of Sansepolcro. Access is provided both by the condominium staircase and by a convenient private elevator that opens directly onto the floor of the house, adding a touch of exclusivity.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1801 – APPARTAMENTO DELLA RAGIONE

**TYPE:** apartment on the third floor

**CONDITIONS:** restored

**LOCATION:** historic center

**ACCESS:** excellent

**MUNICIPALITY:** Sansepolcro

**PROVINCE:** Arezzo

**REGION:** Tuscany

**INTERIORS:** 192 square meters (2,066 square feet)

**TOTAL ROOMS:** 6

**BEDROOMS:** 1 (up to 2)

**BATHROOMS:** 2

**ANNEXES:** cellar, attics

**MAIN FEATURES:** stone walls, wooden beams, parquet flooring, fireplace, wooden fixtures, windows overlooking the main avenue and the cathedral's bell tower, bright rooms, condominium staircase, private cellar, lofts, elevator

**ELECTRICITY:** already connected

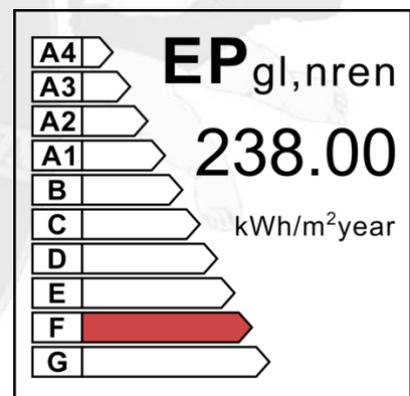
**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators



## CLOSEST CITIES AND TOWNS

Closest services (50m; 2'), Anghiari (10km; 10'), Arezzo (38km; 40'), Cortona (52km; 1h), Gubbio (67km; 55'), Perugia (72km; 50'), Assisi (82km; 1h), Montepulciano (88km; 1h 20'), Spello (89km; 1h 5'), Pienza (95km; 1h 20'), Siena (100km; 1h 40'), Todi (110km; 1h 10'), Florence (111km; 1h 25'), Orvieto (145km; 1h 40'), San Gimignano (153km; 1h 50'), Rome (240km; 2h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (63km, 45'), Firenze A. Vespucci (119km; 1h 25'), Bologna G. Marconi (172km; 1h 40'), Pisa G. Galilei (211km; 2h 10'), Roma Ciampino (245km; 2h 30'), Roma Fiumicino (260km; 2h 30'), Milano Linate (383km; 3h 25')

## APPARTAMENTO DELLA RAGIONE

This wonderful 125-sqm **penthouse**, located on the third and top floor of an elegant **16<sup>th</sup>-century building**, is a real gem in the heart of the **historic center of Sansepolcro**. Access is provided both by the condominium staircase and by a convenient private elevator that opens directly onto the floor of the house, adding a touch of exclusivity.

This penthouse is a perfect solution for those seeking a prestigious residence in the heart of the historic center, but it is also ideal as a second home, to experience the quiet and charming rhythms of a small town on a human scale. Its central location, combined with its proximity to the main historic centers of central Italy, makes it a unique reference point for those who love to combine history, culture and comfort.

A place that knows how to excite at first glance and offers everything you could want for an exclusive lifestyle.

The apartment is a concentration of light and ample space. The many windows overlook two of the most beautiful and characteristic streets of the historic center, providing enchanting views on different sides of the building. High ceilings and generous room proportions create an airy and welcoming atmosphere.

The living area is the heart of the house: a large reception room, with a central fireplace that immediately catches the eye, communicates with the kitchen through two large arches. This design not only enhances the brightness of the rooms, but also creates a feeling of continuity and harmony between the spaces. The large and well-organized kitchen has separate areas for washing and cooking, designed for practical yet refined use.

From the living room there is then access, via a hallway, to two bathrooms: a smaller, functional one, and a larger bathroom, with a tempered glass shower and designer fixtures, perfect for a relaxing moment.

The sleeping area, on the other hand, includes two rooms: the master bedroom, characterized by large and bright spaces thanks to the two windows framing delightful views of the city's rooftops, and a private study that could be transformed into a comfortable guest room, perfect for a French bed.

Additional value is provided by the **attic** (63 sqm – 678 sqft), accessible from the condominium staircase and very spacious for a storage room, where the boiler is also located. In the basement, also accessible from the condominium hallway, there is instead a small **private cellar** (4 sqm – 43 sqft).

## STATE AND FINISHES

The apartment has been renovated with great attention to detail, keeping its historic charm intact. The fine wood floors are in perfect condition, while the ceilings with exposed beams and antique tiles give the rooms a unique warmth. The window frames are made of wood, with double-glazing for excellent insulation, and the interior doors are made of noble wood, with elegant craftsmanship.

The mansion itself, stately and recently renovated, is cared for in every detail, with pleasant and well-maintained condominium spaces.

















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