

Ref. 2014 – VILLA NOBILE SANSEPOLCRO

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PERIOD 17TH-CENTURY MANORIAL VILLA WITH PARK FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany

**Interiors**
426 sqm**Bedrooms**
3 (up to 6)**Bathrooms**
3 (up to 6)**Total land**
4,995 m²**Agricultural land**
3.7 ha

Located on the lower hills of Apennines, just outside the historic center of Sansepolcro, this 17th-century manorial villa offers a total of 3 bedrooms (up to 6) and 3 bathrooms. The building, entirely restored, boasts good finishes and kept its original layout. Outside, a 5,000-m² garden allows relaxing in the pleasant Tuscan climate and houses a convenient garage.

SUMMARY OF THE PROPERTY

REFERENCE #: 2014 – VILLA NOBILE SANSEPOLCRO

TYPE: manorial villa

CONDITIONS: habitable

LOCATION: hilly, panoramic just outside Sansepolcro

ACCESS: excellent

INTERIORS: 415 square meters (4,465 square feet)

TOTAL ROOMS: 15

BEDROOMS: 3 (up to 6)

BATHROOMS: 3

ANNEXES: garage

MAIN FEATURES: wooden beams, masonry vaults, terracotta and parquet floors, original stone fireplace, *pietra serena* frames, original 17th-century façade

GARDEN: 4,995 square meters (1.2 acres)

AGRICULTURAL LAND: 3.7 hectares (9.1 acres, shared with other owners)

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: municipal network

HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

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')

VILLA NOBILE SANSEPOLCRO

Located on the lower hills of **Apennines**, just outside the historic center of **Sansepolcro**, this **17th-century manorial villa** offers a total of 3 bedrooms (up to 6) and 3 bathrooms. The building, entirely restored, boasts good finishes and kept its original layout. Outside, a **5,000-m²** **garden** allows relaxing in the pleasant Tuscan climate and houses a convenient garage.

Services are all available in the vicinity (600 m, easily reached on foot) where one can find supermarket, post office, banks and bars. Other cities of **Tuscany** and **Umbria** are nonetheless easily reached in less than two hours.

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (411 m² – 4,422 ft², 3 bedrooms and 3 bathrooms) is laid over three floors organized as follows:

- **Basement:** historic cellar with vaulted ceiling;
- **Ground floor:** entrance hall, studio, sitting room, pool room (potentially a bedroom), music room (potentially a bedroom), bathroom, laundry room and technical room;
- **First floor:** living hall with original fireplace, kitchen with dining area, office (potentially a bedroom), two double bedrooms and bathroom;
- **Second floor:** sitting room, bedroom with en-suite bathroom and partially habitable lofts;
- **Turret:** panoramic studio (potentially a bedroom).

A convenient **garage** (15 m² – 161 ft²) completes the property.

STATE AND FINISHES

The villa dates back to the 17th century and is a classic example of manorial architecture. The building boasts a symmetrical façade with windows framed in *pietra serena* slabs. The door is located right at the center of the façade and is topped by a nice balcony accessed from the living hall. A squared block carved with the coat of arms of the *Sovereign Military Hospitalier order of Saint John* (also known as the *Knights of Malta*).

Even inside, wherever possible, the original 17th-century layout was preserved with its finishes (terracotta floors, wooden beams, wooden fixtures...). The most fascinating details is however the original stone fireplace, made out of a single stone block.

The villa has been structurally reinforced in the 1970s while a few years later, in the 1990s, the owners undertook a complete renovation of hydraulic and thermal systems. The property is still in need of modernization works.

EXTERIOR

The dwelling sits in its own **5,000-m²** **private garden**, crossed by graveled paths leading both to the villa and the garage. The green areas are fitted with an irrigation system (fed by a private well).

All around, the property boasts roughly 3.7 hectares of agricultural land (shared with other owners).







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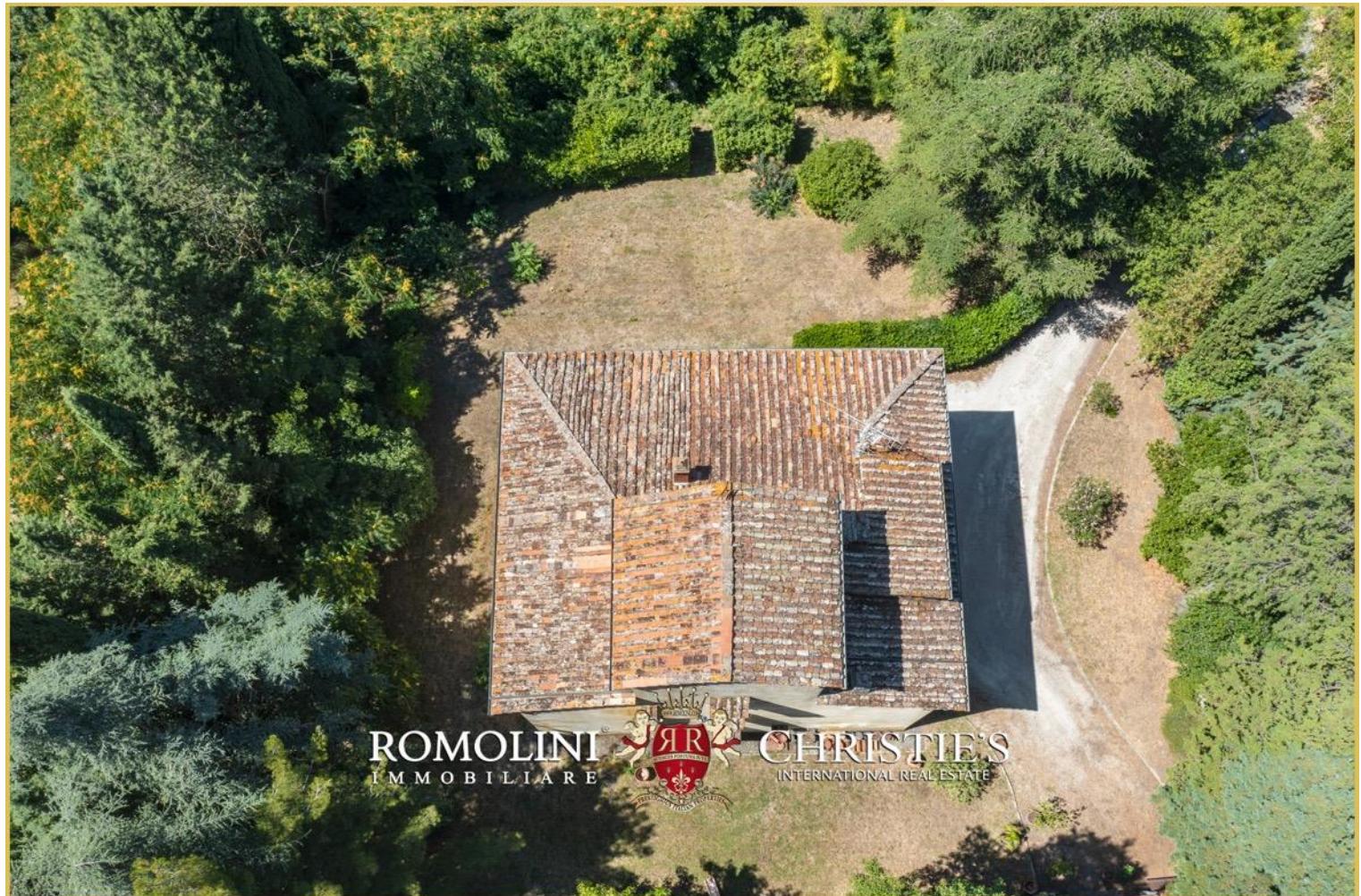
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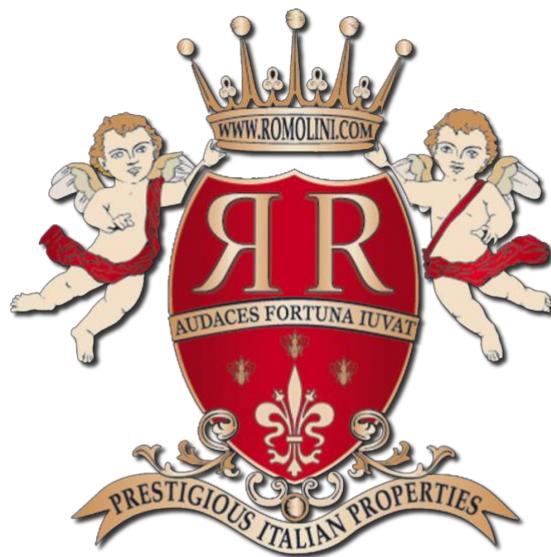
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