

Ref. 2429 – PALAZZO DUECENTESCO

www.romolini.co.uk/en/2429

13th-CENTURY PROPERTY TO BE RESTORED FOR SALE, HISTORIC CENTER OF SANSEPOLCRO)

Sansepolcro – Arezzo – Tuscany

[VIEW ON OUR WEBSITE](#)



Interiors
350 sqm

Bedrooms
4 (up to 6)

Bathrooms
2

Private courtyard
25 sqm

Terrace
7 sqm

In the heart of Sansepolcro, just two steps from Piazza Torre di Berta, charming 13th-century *palazzo* for sale. The building (350 sqm) is laid over four floors and is free on two sides. The privileged position, its notable height and the difference in level with the neighboring buildings all ensure a stunning view on both the rooftops of Sansepolcro and the surrounding countryside.



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 2429 – PALAZZO DUECENTESCO

TYPE: historic 13th-century *palazzo*

CONDITIONS: to be restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 350 square meters (3,766 square feet)

TOTAL ROOMS: 15

BEDROOMS: 4 (up to 6)

BATHROOMS: 2

ANNEXES: cellars, storages

MAIN FEATURES: original 13th-century building, possibility of installing an elevator, partially replaced roof, structurally and architecturally sound, original fireplaces, rooms with early 20th-century decorations, vaulted ceilings with *pietra serena* buttresses, walnut wardrobe by Müller workshop

CORUYARD: 20 square meters (215 square feet)

TERRACE: 7 square meters (75 square feet)

SWIMMING POOL: no

ELECTRICITY: to be connected

WATER SUPPLY: to be connected

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (100m; 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 (69km; 50'), Firenze A. Vespucci (132km; 1h 40'), Bologna G. Marconi (178km; 2h), Pisa G. Galilei (192km; 2h 20'), Roma Ciampino (252km; 2h 50'), Roma Fiumicino (266km; 2h 50')

© Agenzia Romolini Immobiliare s.r.l.

Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy

Tel: +39 0575 788 948 – Mail: info@romolini.com

PALAZZO DUECENTESCO

In the heart of **Sansepolcro**, just two steps from **Piazza Torre di Berta**, charming **13th-century palazzo** for sale. The building (350 sqm) is laid over four floors and is free on two sides. The privileged position, its notable height and the difference in level with the neighboring buildings all ensure a stunning view on both the rooftops of Sansepolcro and the surrounding countryside.

Amenities are all available in the historical center of Sansepolcro, easily reached on foot. At the same time, several free parking areas exist in the vicinity that allow one to reach the property in just a few minutes.

DESCRIPTION OF THE BUILDINGS

The façade on the eastern side is embellished by elegant openings framed in *pietra serena*, while at the heart of the building is a charming private courtyard. The private entrance opens into a hallway connected to the old cellars, which are ideal if one wanted to create a private professional office and/or workshop.

The two upper floors are made up of several rooms, some of them still decorated, which could be used for multiple purposes. On the last floor are three rooms (all with ceilings high enough to be inhabited) with panoramic views.

The connection to the upper floors is granted by a bright and ample stone staircase, architecturally beautiful, which is big enough to be fitted with an elevator.

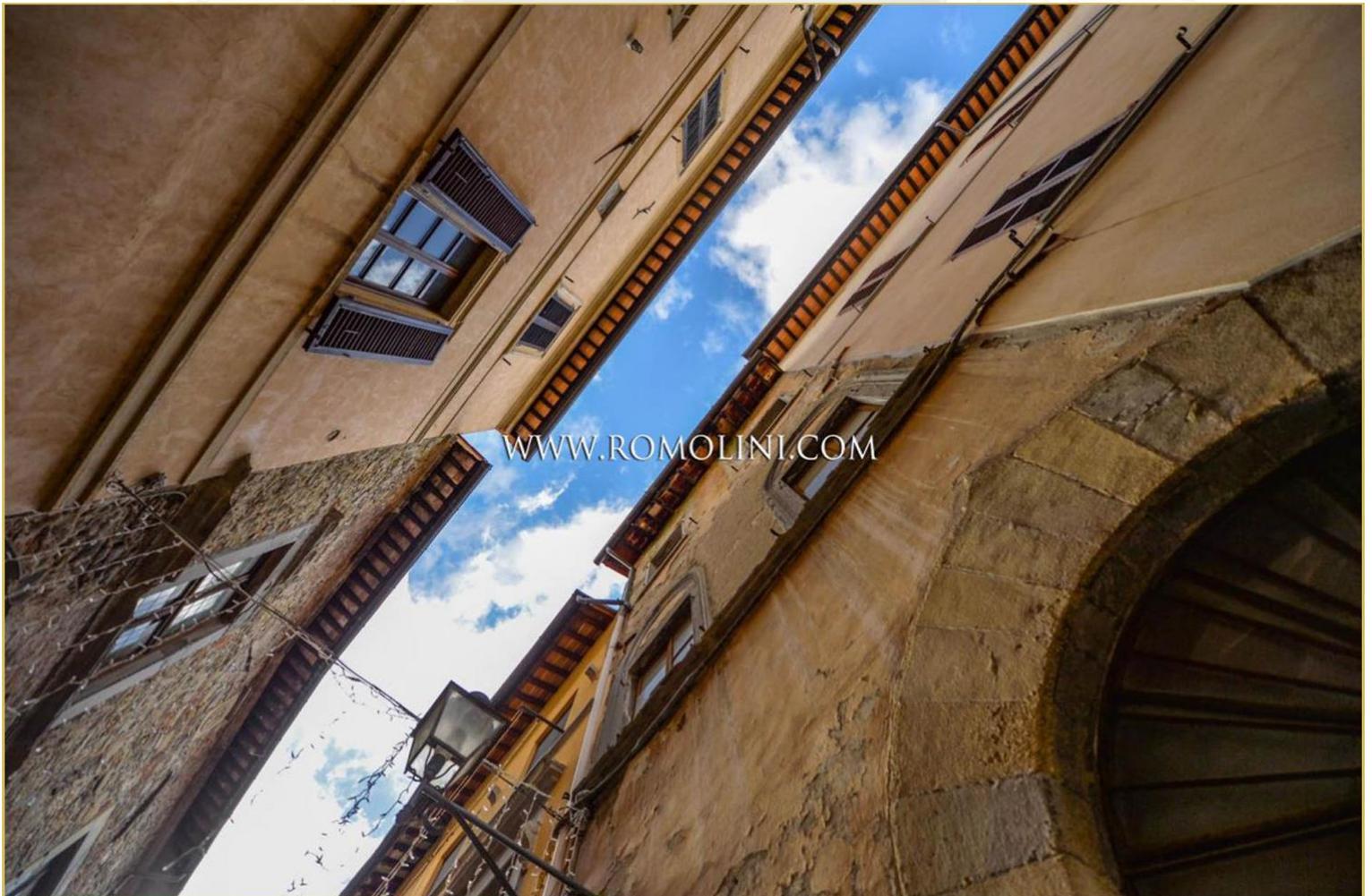
STATE AND FINISHES

The building is structurally sound but in mediocre state of conservation, with works needed in pretty much all the rooms. The roof has been partially replaced in recent years.

Original materials are still present and this ensures the possibility of conducting a conservative restoration to preserve the charm and atmosphere of such a nice period property.













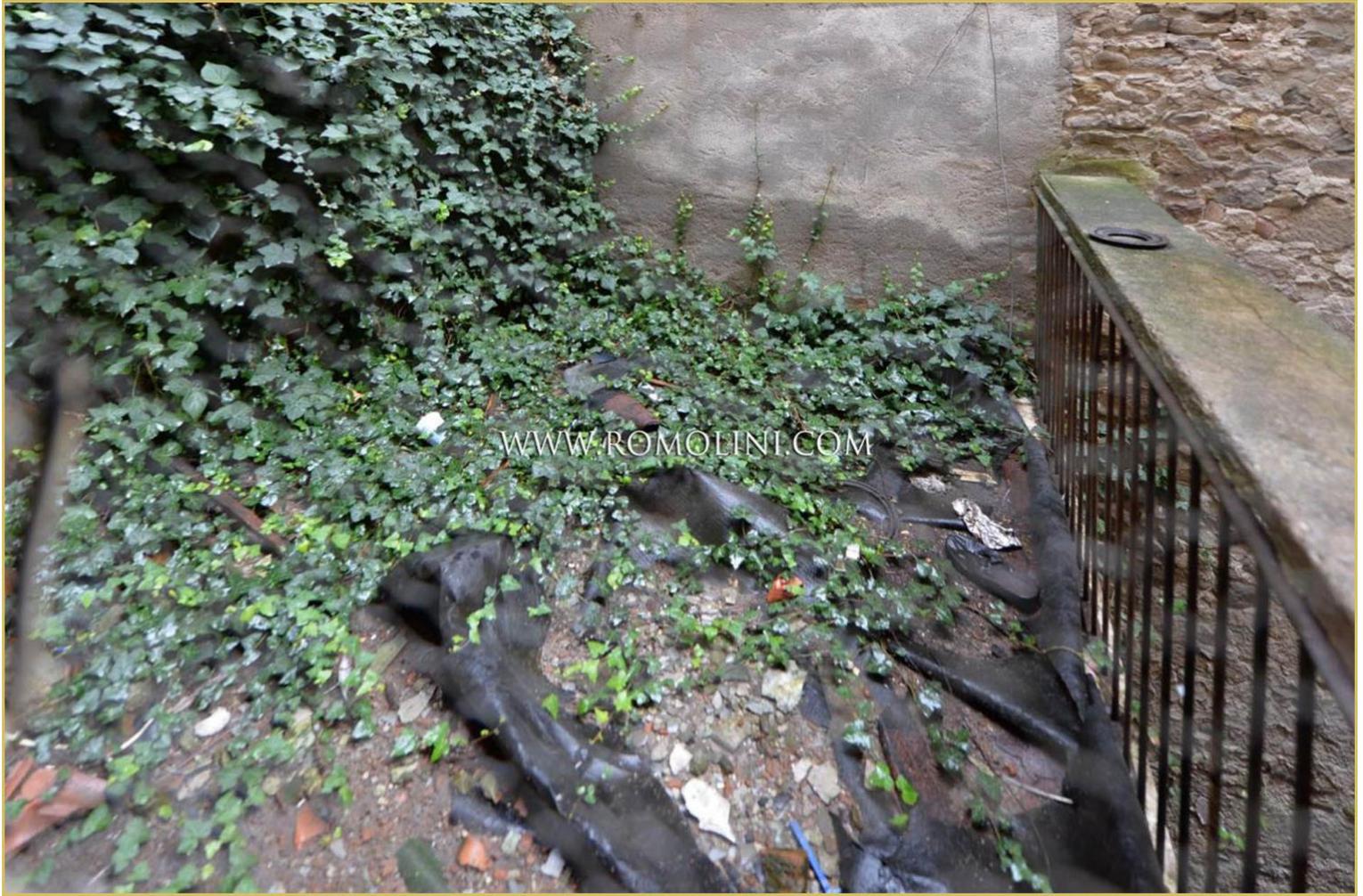




WWW.ROMOLINI.COM



WWW.ROMOLINI.COM











ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com