

TOWNHOUSE WITH PANORAMIC TERRACE AND GARAGE FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO, PORTA ROMANA

Sansepolcro – Arezzo – Tuscany

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House
280 sqm

Bedrooms
4 (up to 5)

Bathrooms
3

Terrace
65 sqm

Garage
30 sqm

In the historical center of Sansepolcro, in a very central location near Porta Romana, a townhouse with garage and large panoramic terrace for sale. The property (280 sqm) is located a few steps from the square, along Via XX Settembre, and has been created inside a 15th-century Camaldolese convent. The property could also easily be divided into two independent units, with systems already in place for this eventuality.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2443 – TERRAZZA NEL CENTRO

TYPE: townhouse

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 310 square meters (3,336 square feet)

TOTAL ROOMS: 12

BEDROOMS: 4 (up to 5)

BATHROOMS: 3

ANNEXES: garage

MAIN FEATURES: stone and brick walls, terracotta and parquet flooring, brick arches, fireplaces, wooden beams, panoramic terrace, private garage, systems installed so that the house could be divided into two separate units, independent entrance, possibility of installing an elevator

TERRACE: 65 square meters (699 square feet)

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

Closest amenities (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')

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TERRAZZA NEL CENTRO

In the **historical center** of **Sansepolcro**, in a very central location near **Porta Romana**, a **townhouse** with **garage** and large **panoramic terrace** for sale. The property (280 sqm) is located a few steps from the square, along **Via XX Settembre**, and has been created inside a 15th-century **Camaldolese convent**. The property could also easily be divided into two independent units, with systems already in place for this eventuality.

The building was restored in its entirety in 1948 following an earthquake that had damaged part of the structure and then again in recent years, but always using original materials and perfectly in keeping with the local architecture. Internally, the finishes are those typically found inside historical buildings of the **Tiber Valley**: ceramic and parquet floors, plastered walls, wooden beams and masonry fireplaces. In terms of maintenance, the property is in excellent condition and readily habitable.

The townhouse (280 sqm – 3,013 sqft) has a private entrance and is on three levels plus the attic:

- **Ground floor**: entrance hall;
- **First floor**: hallway, dining room, kitchen, large and bright living room with study corner, bathroom and convenient laundry room;
- **Second floor**: four bedrooms and large shared bathroom;
- **Third floor**: large habitable attic (potentially usable as a bedroom and/or games room), attic to be used for storage and large panoramic terrace (65 sqm – 699 sqft).

The rooms at the center of the building, one on each floor, could also be used to install a private elevator inside the townhouse.

Not far from the entrance door, the house also owns a convenient room (30 sqm – 323 sqft, with direct access from the street) that is currently used as a garage and workshop.

From the property it is very easy to reach the most famous centers of **Tuscany** and **Umbria**, also thanks to its proximity to the **E45 highway** that connects Orte to Ravenna, passing through all of central Italy. Cities such as Perugia and Arezzo are about an hour's drive away, and enchanting medieval villages such as Anghiari, Citerna or Montone are within easy reach. Even Perugia airport, well connected to many European destinations, can be reached in less than an hour.





































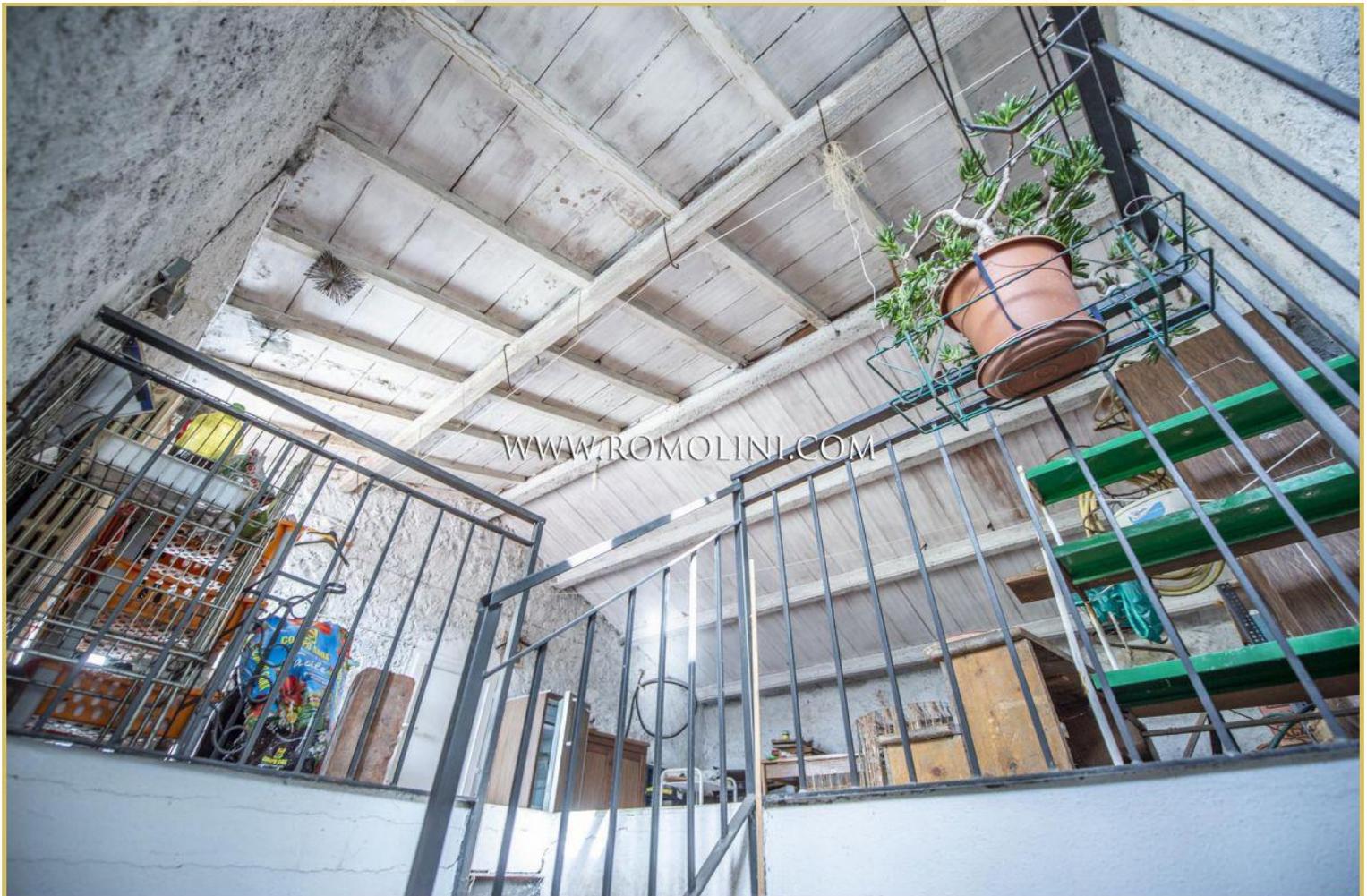


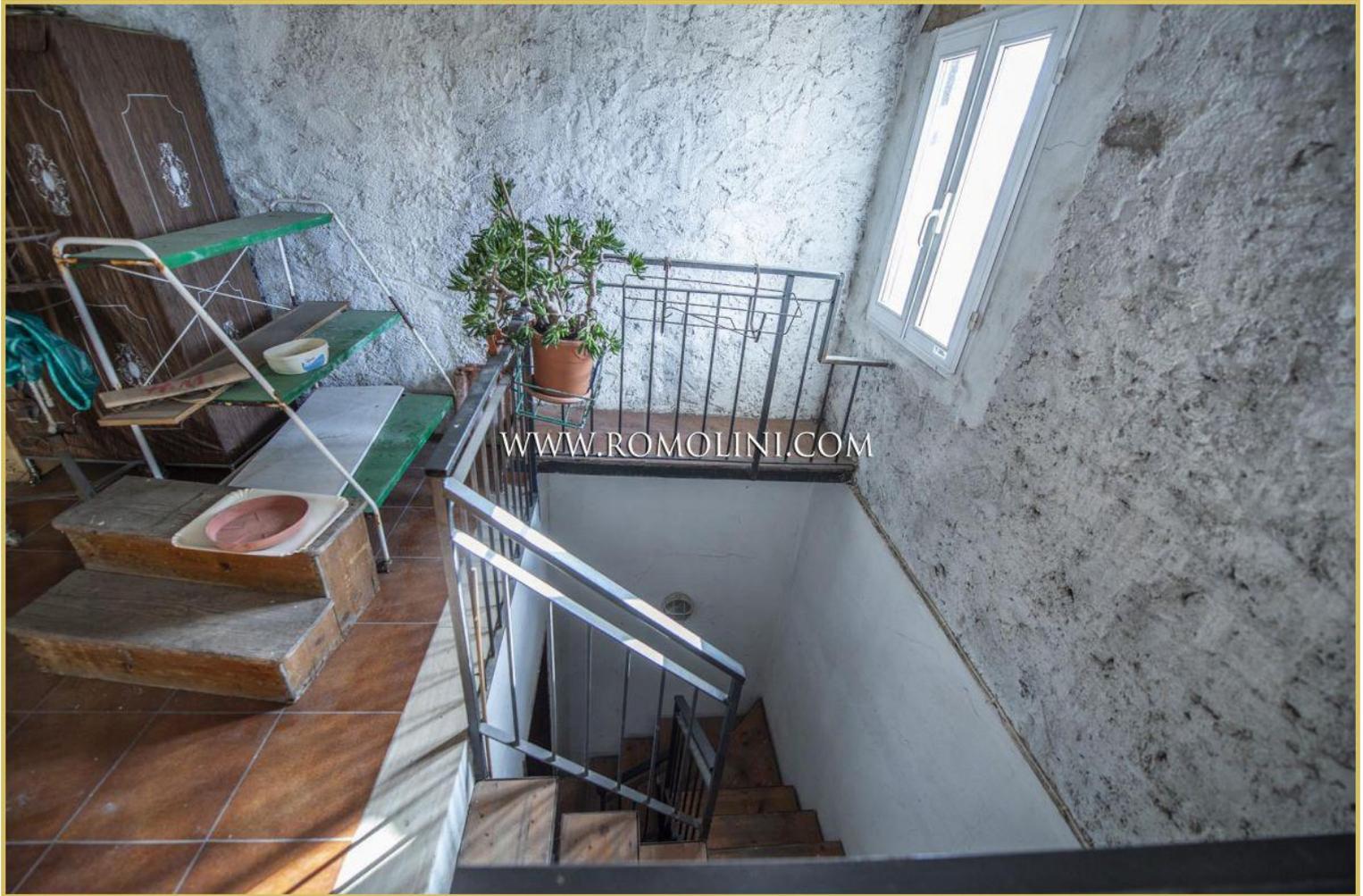














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