

Ref. 2490 – APPARTAMENTO SINFONIA

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2-BEDROOM APARTMENT FOR SALE IN THE HISTORIC CENTER OF ANGHIANI, TUSCANY

Anghiari – Arezzo – Tuscany

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Interiors
110 sqm

Bedrooms
3 (up to 3)

Bathrooms
1

In the historical centre of Anghiari, in a very convenient and easily accessible location, 110-sqm apartment for sale. The house, recently renovated in its entirety, is located on the second floor of the building and consists of a bright living area, two bedrooms and a bathroom, as well as a spacious attic room. Conceived as a private home (either permanent or for holidays), the apartment can also lend itself very well to short term rentals, given the tourist appeal of the ancient town in which it is located.

SUMMARY OF THE PROPERTY

REFERENCE #: 2490 – APPARTAMENTO SINFONIA

TYPE: apartment

CONDITIONS: restored (2020)

LOCATION: historic center

ACCESS: excellent, paved road

INTERIORS: 110 square meters (1,184 square feet)

TOTAL ROOMS: 5

BEDROOMS: 2 (up to 3)

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: terracotta floors chestnut wooden beams and terracotta tiles, brick arches and vaults, new insulated roof, double glazing

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; 1'), Sansepolcro (8km; 15'), Caprese Michelangelo (17km; 25'), Città di Castello (24km; 20'), Monte Santa Maria Tiberina (33km; 40'), Arezzo (35km; 40'), Montepulciano (82km; 1h 20'), Siena (102km; 1h 35'), Montalcino (103km; 1h 45'), Florence (108km; 1h 35'), San Gimignano (153km; 2h 5')

CLOSEST AIRPORTS

Perugia San Francesco (73km; 50'), Firenze A. Vespucci (128km; 1h 35'), Bologna G. Marconi (184km; 2h 5'), Pisa G. Galilei (189km; 2h 15'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (270km; 2h 45')

APPARTAMENTO SINFONIA

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The historic centre of Anghiari, the main square of which is a stone's throw from the property, has all the necessary services (supermarkets, banks, post office, pharmacy, bars, restaurants, etc.) but also makes it easy to reach historical centres of considerable interest such as Sansepolcro, Città di Castello, Citerna, Arezzo and Cortona.

The house is easily accessible from the nearby parking areas and its central location, just a few moments from the town's shops, bars and restaurants, offers a friendly community at hand and allows one to experience the town on foot, without the need to take the car for daily shopping.

DESCRIPTION OF THE APARTMENT

The apartment, accessed directly from an airy street in the medieval hamlet, occupies the entire second floor of the building and includes a lovely attic on the upper floor with a view over the rooftops of the hamlet and the surrounding hills, ideal for receiving guests while maintaining their privacy.

At the entrance, before the staircase leading to the floor, there is a laundry room.

Going up, a bright entry grants access to the different sections of the house, allowing privacy for the sleeping area with respect to the living area, while sharing with it the beautiful newly renovated bathroom. The latter, lit by an electrically opening skylight, is equipped with a very modern glass shower and bathtub symmetrically centred on the wooden back wall.

The entrance hall then leads to the living room (with a beautiful semi-open fireplace), a fully equipped kitchen and a service bathroom.

Returning to the entrance, one then proceeds to the sleeping area, composed of two bedrooms (one double and one with bunk beds), served by a large built-in wardrobe.

From all the rooms there are suggestive views of the bell tower, the hanging gardens of the centre and the surrounding green hills, at the same time enjoying the great luminosity ensured by the width of the street on which the building is located.

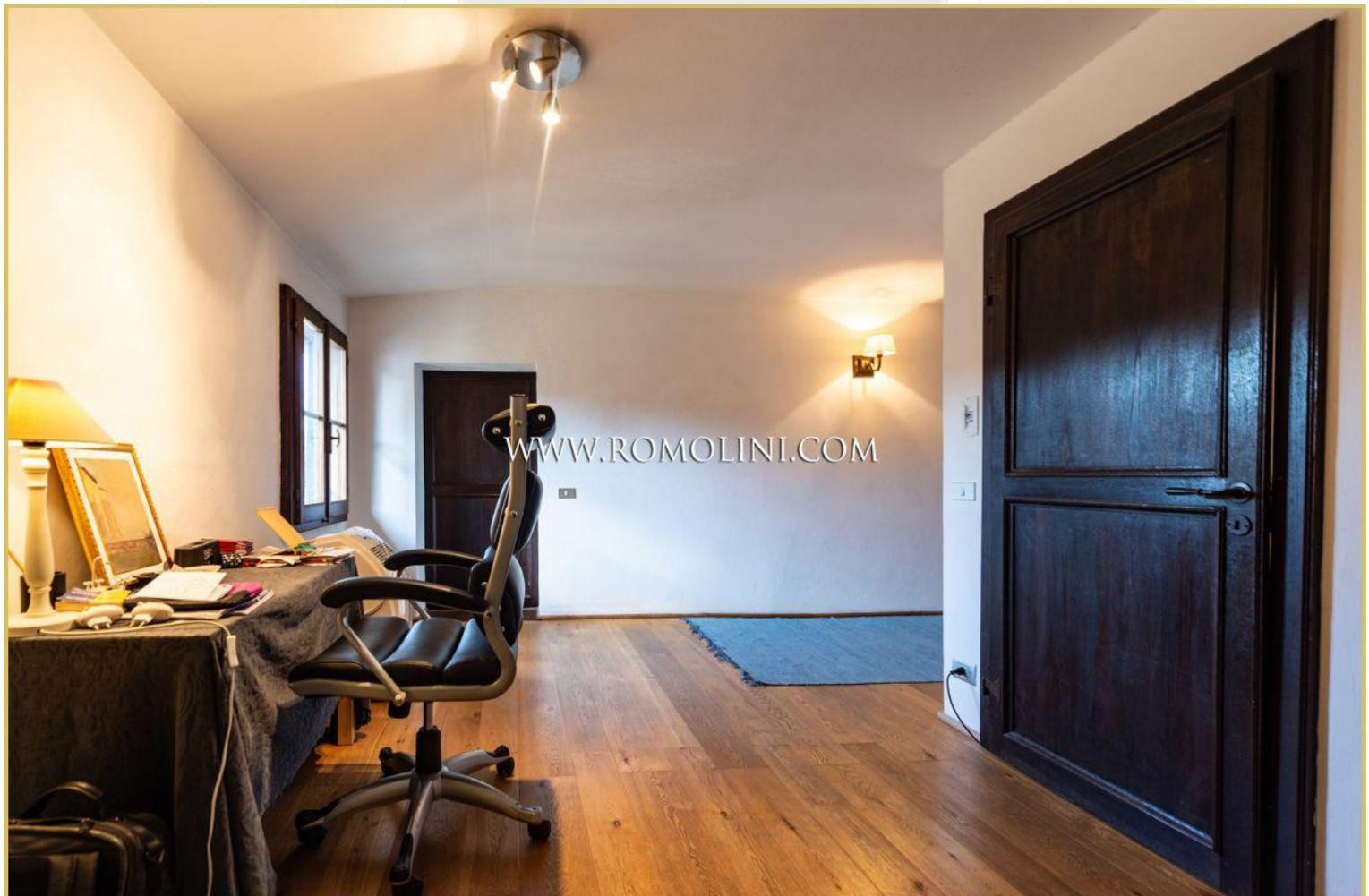
The apartment is very pleasant in terms of space, brightness and authenticity. The rooms are airy, generously sized, and keep the original materials and details intact. The house is in perfect condition, recently renovated with a complete re-roofing, the installation of double-glazed windows and a new condensing boiler for better energy efficiency. Materials suited to the original style of the building were also chosen for the finishes.

















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