

Ref. 2525 – APPARTAMENTO CESALPINO

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COZY APARTMENT FOR SALE IN THE HISTORIC CENTER OF AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

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Interiors
131 sqm

Bedrooms
1

Bathrooms
2

In the highest part of the **historic centre** of **Arezzo**, with a suggestive view of **Piazza del Duomo** and the Cathedral, a lovely flat for sale. The unit (131 sqm), renovated and already habitable, is located on the ground and first floors of a historical building. The location of the property is very exclusive and conveniently accessible from the escalators of **Via Pietri**.

The flat is on two floors, ground and first, and has access through a private door in **Via Cesalpino**. On the ground floor there is a dining area, a kitchen, a bathroom and an under-stairs room. A stone staircase leads to the first floor where there is a living room and study, bedroom and bathroom. Another metal-and-wood staircase leads from the room to the loft that could be used as a small study and/or walk-in closet.

The living room has a semicircular shape on the side that faces **Piazza della Libertà** through large windowed areas. This peculiarity gives the rooms luminosity and a very special charm.

SUMMARY OF THE PROPERTY

REFERENCE #: 2525 – APPARTAMENTO CESALPINO

TYPE: apartment

CONDITIONS: habitable

LOCATION: historical center

ACCESS: excellent

INTERIORS: 131 square meters (1,409 square feet)

TOTAL ROOMS: 6

BEDROOMS: 1

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: terracotta floors, stone fireplace, gallery, wooden beams, stone staircase, gallery, windowed loggia, view of the cathedral square, very convenient location

EXTERIORS: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 276.70 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Castiglion Fiorentino (18km; 20'), Cortona (29km; 35'), Anghiari (31km; 25'), Montevarchi (37km; 30'), Sansepolcro (37km; 35'), Montepulciano (53km; 50'), Pienza (60km; 1h), Florence (77km; 1h 10'), Siena (70km; 1h), Montalcino (80km; 1h 20'), Orvieto (109km; 1h 10'), San Gimignano (119km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (94km; 1h 5'), Pisa G. Galilei (155km; 1h 45'), Bologna G. Marconi (176km; 1h 55'), Roma Ciampino (231km; 2h 20'), Roma Fiumicino (245km; 2h 20')



































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