

Ref. 2568 – APPARTAMENTO ESTER

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LUXURY APARTMENT IN A HISTORIC VILLA FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany

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Interiors
160 sqm

Bedrooms
3+

Bathrooms
3

Garden
8,000 sqm

Just steps from Sansepolcro's historic center, this luxurious 17th-century apartment offers timeless charm and modern comfort. Featuring two en suite bedrooms, a grand living area, and a third room perfect for a study, this apartment is set amidst an 8,000-sqm Italian garden with century-old trees and beautiful fountains.

SUMMARY OF THE PROPERTY

REFERENCE #: 2568 – APPARTAMENTO ESTER

TYPE: apartment in historic villa

CONDITIONS: luxury finishes

LOCATION: residential area

ACCESS: excellent, paved road

INTERIORS: 160 square metres (1,722 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3+

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: terracotta floor, frescoed ceilings, stenciled ceilings, double-glazed windows, *pietra serena* stairs and portals, iron railing, wooden door, skylight, stone fountain, boundary wall

EXTERIORS: 8,000 square meters (2.0 acres)

GARDEN: Italian garden in joint ownership

SWIMMING POOL: no

ELECTRICITY: already connected

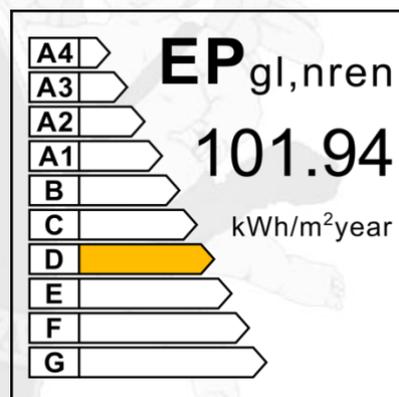
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: mains gas

HEATING SYSTEM: to be connected



CLOSEST CITIES AND TOWNS

Historic center of Sansepolcro (190m; 2' on foot), Anghiari (11km; 15'), Pieve Santo Stefano (16km; 20'), Città di Castello (17km; 20'), Arezzo (38km; 40'), Umbertide (39km; 35'), Cortona (53km; 1h), Perugia (69km; 1h'), Montepulciano (85km; 1h 20'), Pienza (92km; 1h 30'), Siena (108km; 1h 35'), Florence (114km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (69km; 50'), Firenze A. Vespucci (132km; 1h43'), Bologna G. Marconi (178km; 2h 5'), Pisa G. Galilei (192km; 2h 20'), Roma Ciampino (264km; 2h53'), Roma Fiumicino (277km; 3h)

APPARTAMENTO ESTER

Just steps from **Sansepolcro's historic center**, this luxurious **17th-century apartment** offers timeless charm and modern comfort. Featuring two en suite bedrooms, a grand living area, and a third room perfect for a study, this apartment is set amidst an **8,000-sqm Italian garden** with century-old trees and beautiful fountains.

The historic center of Sansepolcro, where all basic services are located, is less than 200 meters from the property. From the villa one can also reach various towns in **Tuscany** and **Umbria** in less than two hours' drive (Anghiari, Cortona, Perugia, Montepulciano, Siena, Florence...).

DESCRIPTION OF THE BUILDINGS, STATE AND FINISH

This luxurious apartment, located on the first floor of a **17th-century residence** that has hosted important Tuscan dynasties, is a perfect blend of timeless charm, classic style and modern luxury. The residence is surrounded by its magnificent park, offering a daily experience of pure pleasure and comfort in a reserved urban setting.

The villa's park is a remarkable example of an 18th-century Italian garden, characterized by fine architectural and botanical elements, offering an ambience of tranquility and historical beauty. The entrance to the villa is through a large wooden doorway leading to a graceful hallway. From here, a solemn stone staircase, lit by a large skylight, leads to the upper floors. The restored walls and the refined painted iron railing enhance the historic character of the building.

The apartment is spread over a single floor, presenting a large living area and a sleeping area, perfectly symmetrical and harmonious. The central corridor acts as a junction between the two areas, with the living area facing west and the sleeping area facing east, ensuring optimal exposure. The sleeping area includes two double bedrooms, both with en-suite bathrooms; the master bedroom is decorated both on the ceiling and floor. The living area consists of a kitchen with utility room, a living room with decorated ceilings, and a further bathroom. There is also a third room that can be used as a study or bedroom. All the rooms enjoy great brightness thanks to the generous openings, creating a quiet atmosphere.

The apartment has a cellar, too.

The apartment's finishes reflect the attention to detail and respect for the history of the villa. The terracotta floors are original, decorated in some rooms; the fixtures, well restored with double glazing, preserve the original ironwork; the ceilings are decorated with stencils and stylized floral motifs.

The villa, originally a small tower dating back to the 1600s, was enlarged over the centuries to become the main residence in the 1800s and now houses six apartments. Each unit has been renovated with attention to detail, maintaining historical features and adding modern comforts. Staircases and portals in *pietra serena*, terracotta floors, frescoed ceilings and double-glazed windows are just some of the elements that show the villa's historical richness.

EXTERIORS

The **8,000-sqm park** is a masterpiece of Italian garden design, with a star-shaped layout adorned with century-old and exotic plants, dwarf boxwood paths, a green chamber with pergola, a circular basin and a small *nymphaeum*. A stone fountain with a grotesque theme adorns the entrance, surrounded by a boundary wall that guarantees extreme privacy. This green space offers a haven of peace and beauty, just a few steps from the city gates.



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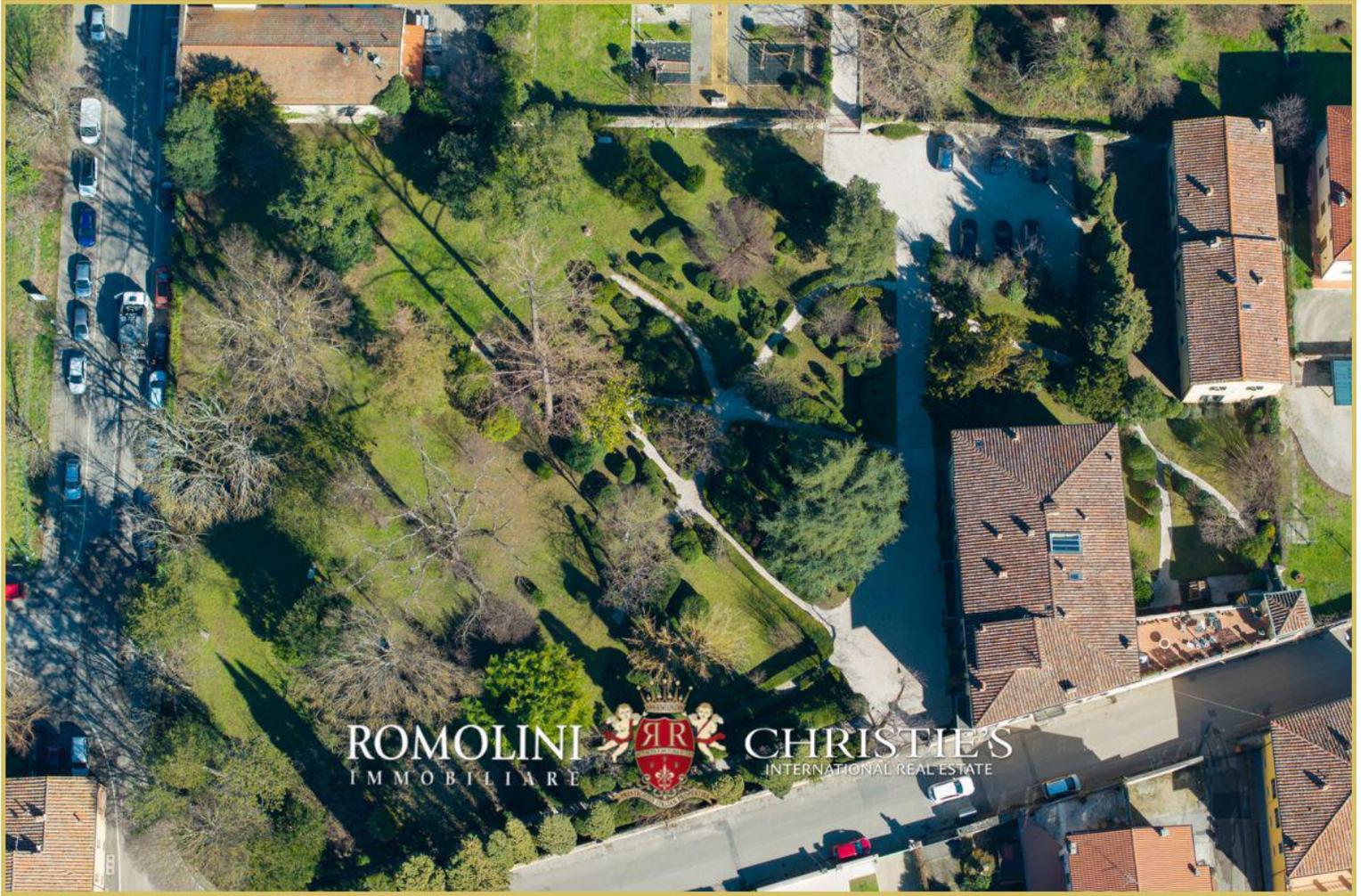


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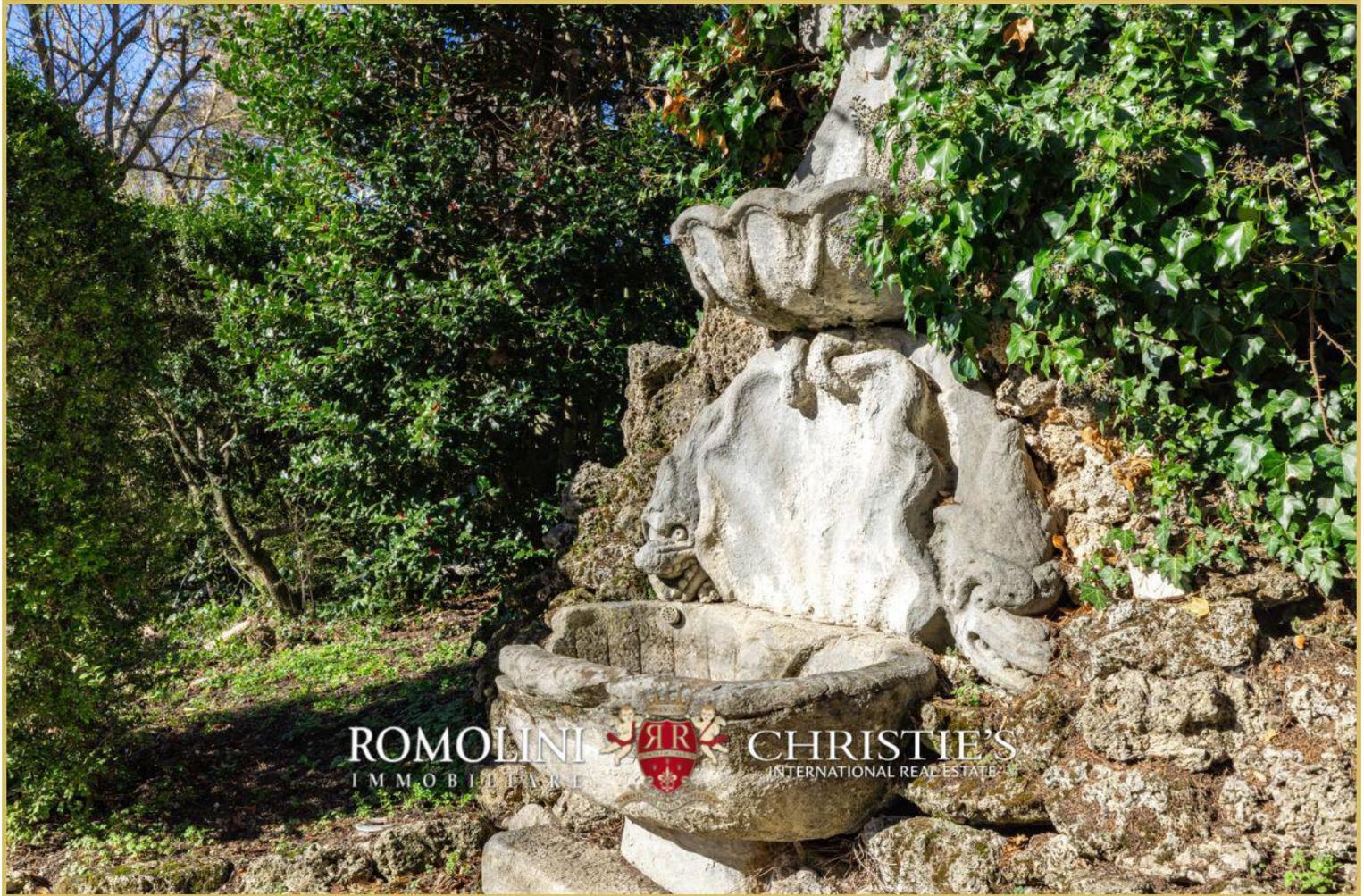
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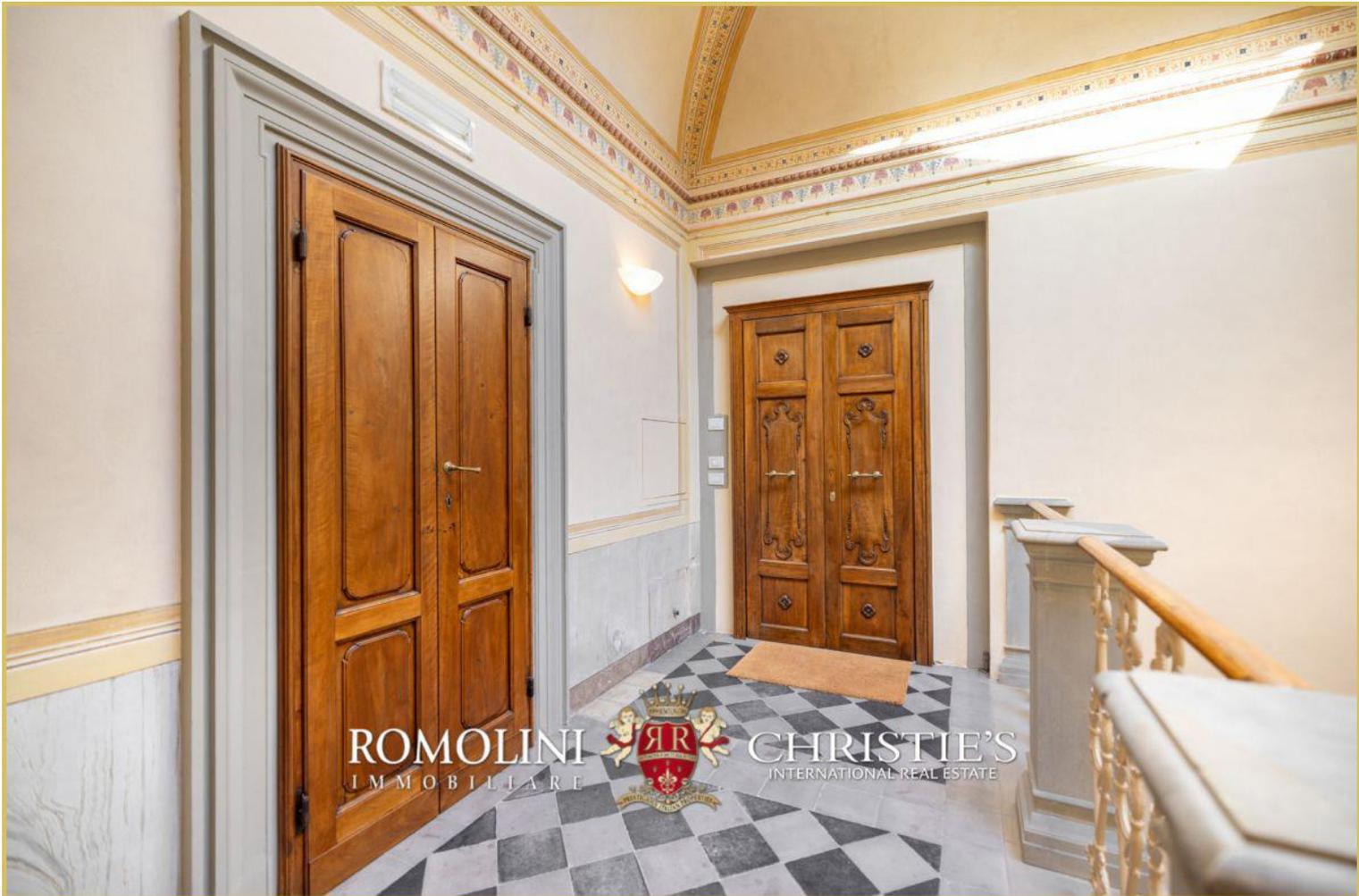
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A close-up photograph of a white, ornate sculpture of a lion's head. A thick, red, braided rope is threaded through the mouth of the lion. The background is a plain, light-colored wall.

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A photograph of an ornate ceiling. The ceiling is painted a light beige color and features a large, square skylight with a white frame and a black crossbar. The ceiling is decorated with intricate, gold-colored moldings and a decorative border. A portion of a dark metal railing with ornate scrollwork is visible on the right side.

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