

Ref. 2574 – **ATTICO ARTEMIDE**

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## **PENTHOUSE WITH PANORAMIC TERRACE FOR SALE IN THE HISTORICAL CENTER OF AREZZO**

**Arezzo – Arezzo – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
410 sqm

**Bedrooms**  
4

**Bathrooms**  
3

**Terrace**  
205 sqm

In the historical center of Arezzo, not far from the Roman Amphitheatre and Corso Italia, 410-sqm penthouse with 205-sqm panoramic terrace for sale. The property, in excellent condition, is structured on two floors and could be used either as a single private residence or as a pair of independent income units. The location of the property ensures quick access to services.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2574 – ATTICO ARTEMIDE

**TYPE:** penthouse with terrace

**CONDITIONS:** restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 410 square meters (4,412 square feet)

**TOTAL ROOMS:** 9

**BEDROOMS:** 4

**BATHROOMS:** 3

**ANNEXES:** no

**MAIN FEATURES:** ceramic and parquet flooring, fireplaces, ample windows, wooden winding staircase, elevator, panoramic sunbathing terrace

**EXTERIORS:** 205 square meters (2,206 square feet)

**GARDEN:** no, but terrace

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

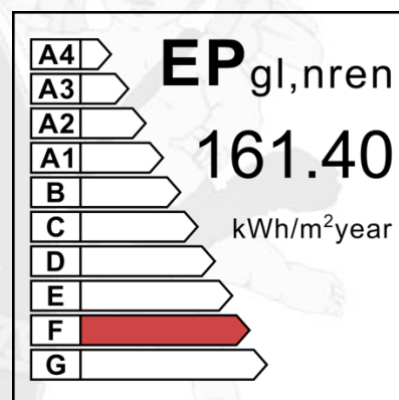
**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators + air conditioning



## CLOSEST CITIES AND TOWNS

Closest services (50m; 2'), 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 Galilei (155km; 1h 45'), Bologna Marconi (176km; 1h 55'), Roma Ciampino (231km; 2h 20'), Roma Fiumicino (245km; 2h 20')

## ATTICO ARTEMIDE

In the **historical center** of **Arezzo**, not far from the **Roman Amphitheatre** and **Corso Italia**, 410-sqm **penthouse** with 205-sqm **panoramic terrace** for sale. The property, in excellent condition, is structured on two floors and could be used either as a single **private residence** or as a pair of **independent income units**. The location of the property ensures quick access to services.

The shops in the historical center are all within a five-minute walk and various centers in **Tuscany** and **Umbria** are easily reached thanks to the proximity of the station and a large public car park (Castiglion Fiorentino, Cortona, Sansepolcro, Montepulciano, Pienza, Florence, Siena, Montalcino, San Gimignano...).

From the station, using the *Freccia Rossa* train, one can reach Rome in just over an hour and Naples in less than three hours.

## DESCRIPTION OF THE BUILDING, STATE AND FINISH

The property is located on the fourth and fifth floors of the building and is currently divided into two residential units (one on each floor). The two apartments are totally independent, with separate access from the condominium staircase, but could easily be united to form a single dwelling thanks to the internal winding staircase that connects them.

- **Apartment A** (305 sqm – 3,282 sqft): bright living area consisting of a spacious entrance hall, living room and dining room, sleeping area consisting of three bedrooms and two bathrooms;
- **Apartment B** (105 sqm – 1,130 sqft): living/dining room, kitchen, bedroom and bathroom. This unit has been recently renovated and features fine finishes combined with modern comforts (including air conditioning).

The fourth floor can be reached comfortably by the **condominium elevator**, while the fifth floor can be accessed by the stairs on the landing or by the internal staircase to the lower apartment.

The feather in the property's cap is the **large 205-sqm panoramic terrace** from which there is a splendid view over the center of Arezzo and it almost seems as if you are touching the bell tower of the cathedral.





















































































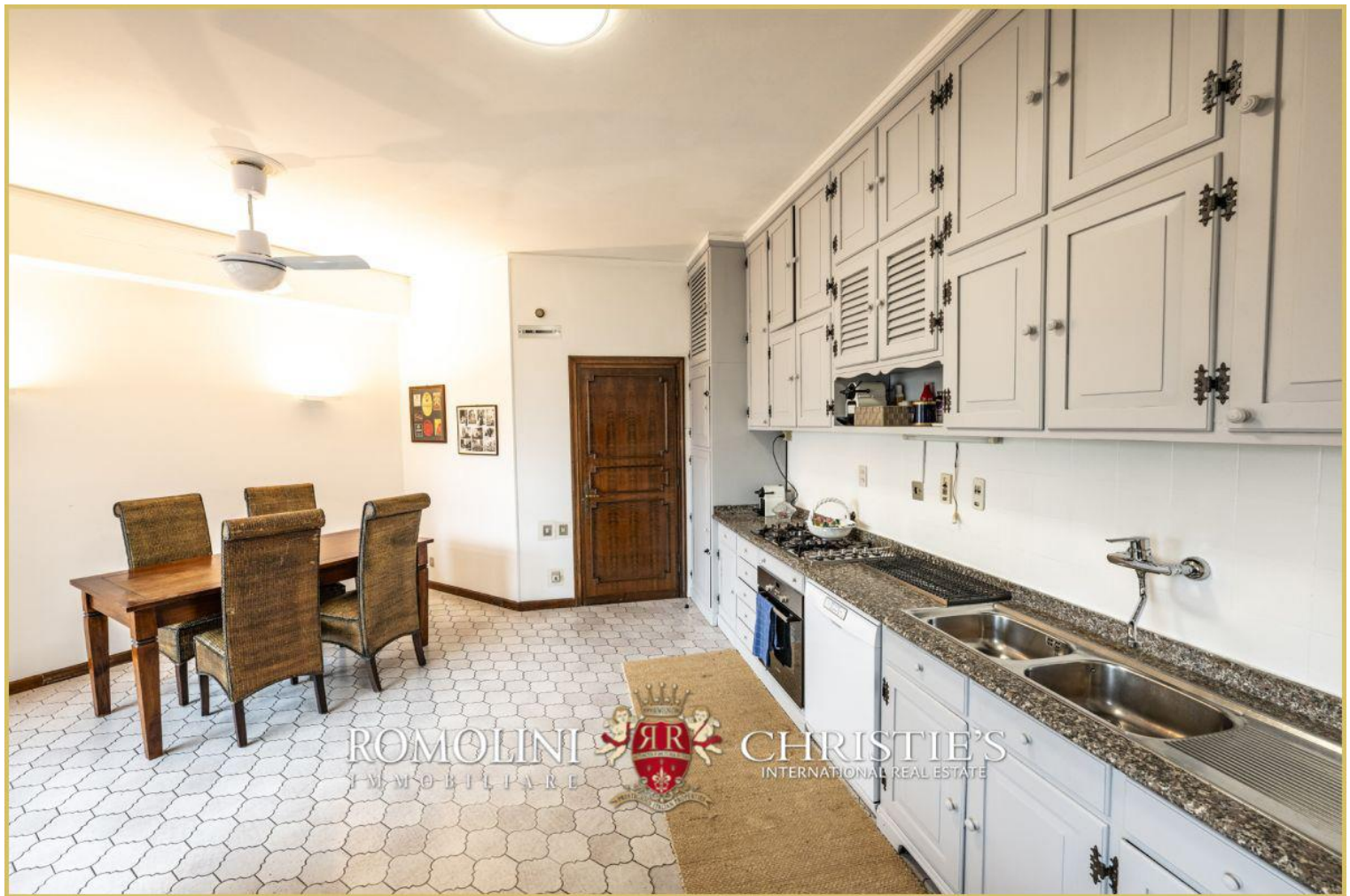




































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)