

## 3-BEDROOM TOWNHOUSER FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany

[VIEW ON OUR WEBSITE](#)



**Interiors**  
135 sqm

**Bedrooms**  
3

**Bathrooms**  
2

In the historical center of Sansepolcro, charming 135 sqm three-bedroom townhouse for sale. It offers easy access to shops, restaurants, and cultural activities. The ground floor includes a spacious hall, a storage room, and a laundry room. The first floor has a master bedroom, a bathroom, and a bright living area with a fully equipped kitchen. The second floor features two additional bedrooms and a bathroom. With original finishes, it is ideal as a residence or a bed and breakfast.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2575 – CIELOTERRA ELENA

**TYPE:** townhouse

**CONDITIONS:** restored

**LOCATION:** historic center

**ACCESS:** excellent

**INTERIORS:** 135 square meters (1,453 square feet)

**TOTAL ROOMS:** 7

**BEDROOMS:** 3

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** *pietra serena* fireplace, ceilings with tiles and wooden beams, terracotta floors, brick arches, convenient location in the historic center

**EXTERIORS:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

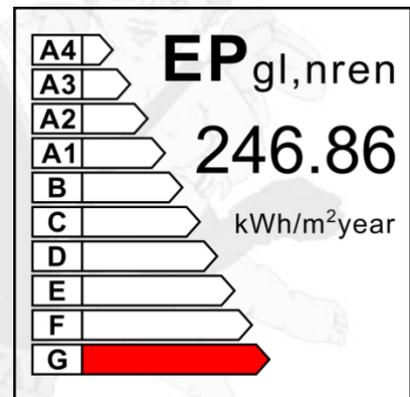
**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** mains gas

**HEATING SYSTEM:** radiators, fireplace



## CLOSEST CITIES AND TOWNS

Closest services (70m; 1' on foot), Anghiari (10km; 15'), Arezzo (38km; 40'), Cortona (52km; 1h 5'), Gubbio (67km; 1h), Perugia (72km; 1h), Assisi (88km; 1h10'), Montepulciano (85km; 1h 20'), Spello (91km; 1h 10'), Pienza (92km; 1h 30'), Siena (108km; 1h 35'), Todi (114km; 1h 25'), Firenze (110km; 1h 35'), Orvieto (141km; 1h 50'), San Gimignano (155km; 2h 5'), Roma (240km; 3h)

## CLOSEST AIRPORTS

Perugia San Francesco (71km; 1h'), Firenze A. Vespucci (131km; 1h 45'), Bologna G. Marconi (178km; 2h 10'), Pisa G. Galilei (192km; 2h 20'), Roma Ciampino (252km; 2h 50'), Roma Fiumicino (266km; 3h)

## CIELOTERRA ELENA

In the **historical center** of **Sansepolcro**, 135 sqm **three-bedroom townhouse** for sale. The central location offers immediate access to all main services, including shops, restaurants, bars and cultural activities, allowing one to fully experience the town's traditions and animation. In addition, the proximity to public transport facilitates travel to neighboring places and the main cities of **Tuscany** and **Umbria**.

### DESCRIPTION OF THE BUILDING

This delightful townhouse in the historic center boasts original materials that enhance its authentic charm. The well-distributed and bright interior spaces offer a welcoming and characteristic atmosphere, ideal for those seeking a residence with historical character and timeless elegance.

- **Ground floor:** the entrance welcomes visitors with a spacious hall dominated by an imposing *pietra serena* fireplace, perfect for creating a warm and cozy atmosphere. This level also includes a storage room, a technical room and a fully equipped laundry room, ensuring practicality and functionality.
- **First floor:** here is an elegant master bedroom, ideal for quiet moments of rest. The large bathroom with bathtub is perfect for relaxing after a busy day. The living area is spacious and bright, with a living area that opens onto a fully equipped kitchen, ideal for convivial dinners and moments of leisure.
- **Second floor:** this floor houses two additional bedrooms, both spacious and well-lit, and a bathroom with shower. This level is ideal for guests or for creating customized spaces as required.

The flat retains valuable original finishes, including terracotta floors, ceilings with terracotta tiles and exposed beams, and brick arches, which give the property an authentic character and timeless charm. The roof and façades have been recently and tastefully restored.

### USE AND POTENTIAL USES

Thanks to its configuration and location, the property lends itself to various uses. Its unique features and privileged location make it an excellent investment for various residential and commercial needs. Living here means being immersed in an environment rich in art and culture, where every detail contributes to creating an inimitable atmosphere.

It can be used as a first home for those who wish to live permanently in a historical context of great beauty, as a second home for relaxing holidays in the heart of Tuscany, or as a bed and breakfast, offering guests a unique and authentic experience.



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE











ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE













ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

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)