

Ref. 2587 – CASA DEL PALIO

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## TOWNHOUSE WITH ELEVATOR FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany

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**Interiors**  
100 sqm

**Bedrooms**  
2

**Bathrooms**  
2

This townhouse is located in the historic center of Sansepolcro, on a side street of the main street just a stone's throw from Piazza Torre di Berta. The location is very convenient, with access to stores and all services that allow you to experience the city on foot and without the need to take the car for daily shopping. Access to the town's various public parking lots is also very convenient.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2587 – CASA DEL PALIO

**TYPE:** townhouse

**CONDITIONS:** excellent

**LOCATION:** historic center

**ACCESS:** excellent, paved road

**INTERIORS:** 100 square meters (1,076 square feet)

**TOTAL ROOMS:** 7

**BEDROOMS:** 2

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** wood-beamed ceilings, original terracotta floors, brick arches, exposed stone walls, LED spotlights, elevator

**EXTERIORS:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 196.73 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (100m; 1' on foot), Anghiari (10km; 15'), Arezzo (38km; 40'), Cortona (52km; 1h5'), Gubbio (67km; 1h), Perugia (70km; 55'), Assisi (88km; 1h10'), Montepulciano (85km; 1h 20'), Spello (89km; 1h 5'), Pienza (92km; 1h 30'), Siena (110km; 1h 35'), Todi (112km; 1h 20'), Florence (110km; 1h 40'), Orvieto (140km; 1h 50'), San Gimignano (155km; 2h 5'), Rome (238km; 3h)

## CLOSEST AIRPORTS

Perugia San Francesco (69km; 55'), Firenze A. Vespucci (131km; 1h 45'), Bologna G. Marconi (179km; 2h10'), Pisa G. Galilei (192km; 2h 20'), Roma Ciampino (251km; 2h 50'), Roma Fiumicino (264km; 2h 55')

## CASA DEL PALIO

This **townhouse** is located in the historic center of **Sansepolcro**, on a side street of the main street just a stone's throw from **Piazza Torre di Berta**. The location is very convenient, with access to stores and all services that allow you to experience the city on foot and without the need to take the car for daily shopping. Access to the town's various public parking lots is also very convenient. Sansepolcro is a town that needs no introduction: known and appreciated by tourists from all over the world, thanks to its historical and architectural beauty, famous for the many cultural and artistic events organized throughout the year and especially for being the birthplace of **Piero della Francesca**.

We are located in the heart of the **Upper Tiber Valley**, in a strategic position with respect to the other main historical centers of Umbria, Tuscany and the rest of Central Italy.

## DESCRIPTION OF THE BUILDING

The **apartment** (100 sqm – 1,076 sqft, 2 bedrooms and 2 bathrooms) is on three levels, all connected by a modern elevator.

From the entrance there is access, on the right, to the living area, consisting of a modern kitchen and spacious dining room, separated from the latter by a large original brick arch, and bathroom. Going up a stone staircase with LED spotlights, you reach a hallway that gives access to a large bathroom with shower, a spacious bedroom and a laundry space with washer and dryer. Going up further, an open space, currently used as a living area with an office corner, can be easily converted into a second bedroom with en-suite bathroom, as the owners have set up all the facilities for this use.

The apartment is a characteristic property, renovated, with large rooms, high ceilings with exposed beams, floors made by recovering the old original terracotta tiles, several walls with exposed stone and original terracotta arches.

The large and numerous windows, overlooking the downtown alleys, make the rooms airy and bright and benefit from light coming from the two façades, located on parallel alleys.

The modern elevator, modern lights and technological systems that provide for independent heating areas, equipped where needed with a convector heater and air conditioner, make this apartment comfortable as well as very pleasant.

## USE AND POTENTIAL USES

The excellent location, very convenient to experience the most beautiful part of the historic center of Sansepolcro, where everything is at your fingertips, and the convenient access to municipal parking, also makes this apartment an ideal solution for those who are looking for a main residence, to live all year round. The proximity to the center and to the main square, with stores and restaurants, which come alive with music and events in the summer, also makes the home interesting for those who want to invest in a property with an original character, to be enjoyed as a second home and to be rented out weekly for an income, putting it on the international weekly rental circuit.





























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