

Ref. 2599 – **ATTICO ESTER**

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

Sansepolcro – Arezzo – Tuscany

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Interiors
146 sqm

Bedrooms
2 (up to 3)

Bathrooms
2

Condominium garden
8,000 sqm

A pochi passi dal centro storico di Sansepolcro, questo lussuoso attico di 146 mq offre un fascino senza tempo e comfort moderni. Dotato di due camere, ampia zona giorno e una terza stanza perfetta per uno studio privato, questo attico è immerso in un giardino all'italiana di 8.000 mq con alberi secolari e splendide fontane.

SUMMARY OF THE PROPERTY

REFERENCE #: 2599 – ATTICO ESTER

TYPE: penthouse in historic villa

CONDITIONS: luxury finishes

LOCATION: residential area

ACCESS: excellent, paved road

INTERIORS: 146 square meters (1,571 square feet)

TOTAL ROOMS: 9

BEDROOMS: 2 (up to 3)

BATHROOMS: 2

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: yes, Italian garden (joint ownership)

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural 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)

ATTICO ESTER

Just steps from **Sansepolcro's historic center**, this luxurious 146-sqm **penthouse** offers timeless charm and modern comfort. Featuring two bedrooms, a spacious living area, and a third room perfect for a study, this penthouse is set amidst an **8,000-sqm Italian garden** with century-old trees and beautiful fountains.

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

DESCRIPTION OF THE BUILDING

The apartment, which is accessible from two entrances, has two bedrooms, one of which has a private bathroom, a large living area perfect for entertaining guests, a kitchen with storage room, a bathroom, a hallway and a versatile third room that can be used as a study. The penthouse also has an attic with entrance from the turret.

The interior has been treated with attention to detail, maintaining the original architectural features and adding high-quality modern finishes.

The villa stands out for its well-preserved historic façade and imposing wooden doorway that leads to a hallway. From here, a majestic *pietra serena* staircase, lit by a skylight that diffuses natural light, leads to the first floor. The restored frescoed walls and refined painted iron railing further enhance the elegance and history of the residence.

EXTERIOR

The outside area is equally extraordinary. 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.

USE AND POTENTIAL USES

Located a short walk from the historic center, the property offers an ideal combination of privacy and accessibility to major local amenities and attractions.

This penthouse offers the perfect balance of history and modernity, luxury and practicality, making it ideal for those who wish to live immersed in the charm of the past without sacrificing the comforts of the present.



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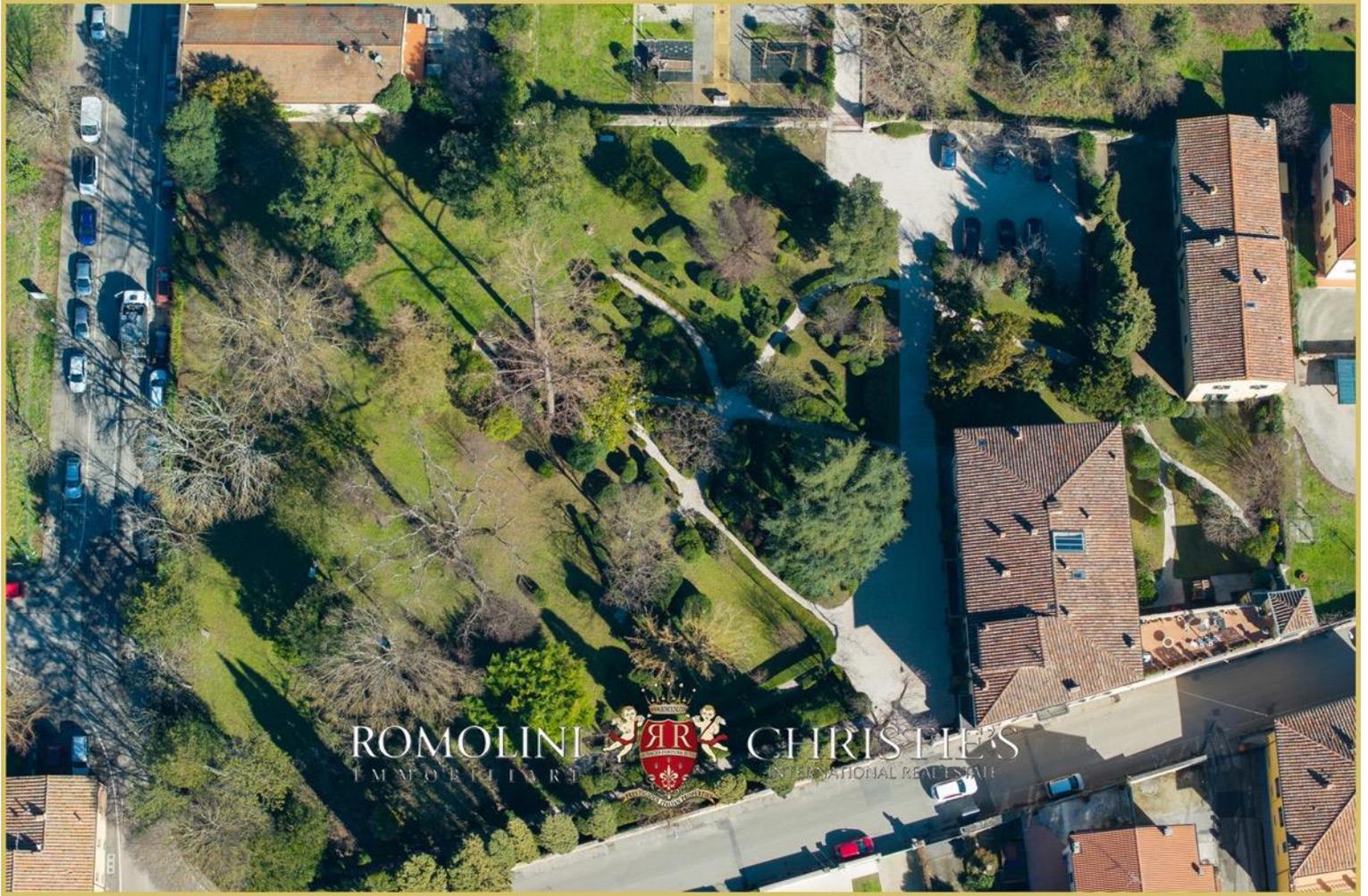
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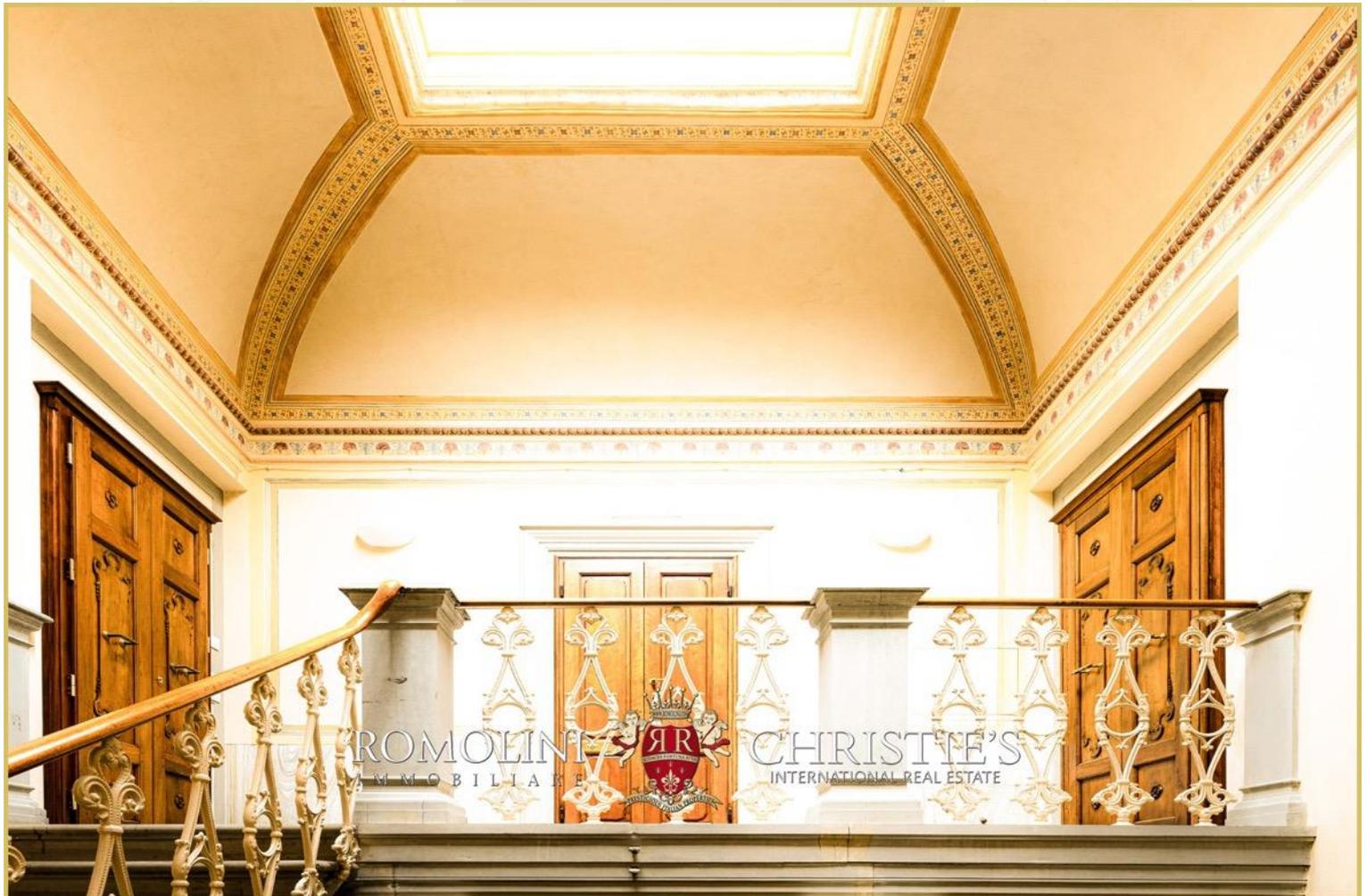




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This photograph shows an empty room with a light-colored wood parquet floor in a herringbone pattern. The walls are white, and the ceiling features exposed wooden beams. A white door is visible on the left wall. The room is brightly lit, likely from a window out of frame.



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This photograph shows a modern bathroom. On the left is a white bathtub with a showerhead. In the center is a white toilet. On the right is a white pedestal sink. A window with white shutters is located at the end of the room, above a white radiator. The walls are white with a dark grey or brown accent panel on the left side. The ceiling has exposed wooden beams.





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