

HISTORIC PROPERTY TO BE RENOVATED FOR SALE IN THE HEART OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
310 sqm

Bedrooms
5

Bathrooms
2

In the **historical center** of **Sansepolcro**, not far from the main square of the town, **historic property to be renovated** for sale. The property (310 sqm – 3,335 sqft), formerly a **convent**, is on several levels. On the ground floor are a large garage and the old cellars. A beautiful stone staircase leads to the first floor, where an apartment partially renovated in the 1970s offers an elegant living area with stone fireplace, kitchen with dining room, two bedrooms, and a bathroom.

The second floor, which still retains its original layout, is in need of a complete renovation (with the exception of the roof, which was recently replaced) that would enhance its highlights. A kitchen (room already prepared), four bedrooms and two bathrooms could be created on this level. Two large attics complete the property, perfect as storage spaces or to be adapted to one's needs.

What makes this house special is the presence of prominent historical elements, including a frescoed niche and period decorations often hidden under the more recent finishes, which give the residence a unique soul.

The large square footage and the particular distribution of the rooms open the way for different uses: in fact, the house is perfect both for those who are looking for a **private home** in a quiet and historically significant town and for those who are looking for a **rental property**.

SUMMARY OF THE PROPERTY

REFERENCE #: 2736 – PALAZZO BARTOLOMEO

TYPE: townhouse

CONDITIONS: to be restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 310 square meters (3,335 square feet)

TOTAL ROOMS: 13

BEDROOMS: 5

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, ceramic and *graniglia* flooring, wooden fixtures and doors, private garage

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (50m; 2'), Anghiari (10km; 10'), Arezzo (38km; 40'), Cortona (52km; 1h), Gubbio (67km; 55'), Perugia (72km; 50'), Assisi (82km; 1h), Montepulciano (88km; 1h 20'), Spello (89km; 1h 5'), Pienza (95km; 1h 20'), Siena (100km; 1h 40'), Todi (110km; 1h 10'), Florence (111km; 1h 25'), Orvieto (145km; 1h 40'), San Gimignano (153km; 1h 50'), Rome (240km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (63km, 45'), Firenze A. Vespucci (119km; 1h 25'), Bologna G. Marconi (172km; 1h 40'), Pisa G. Galilei (211km; 2h 10'), Roma Ciampino (245km; 2h 30'), Roma Fiumicino (260km; 2h 30'), Milano Linate (383km; 3h 25')



























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

info@romolini.com