

Ref. 2741 – CASA POLIZIANO

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## HOUSE TO BE COMPLETED WITH GARDEN FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



**Interiors**  
301 sqm

**Bedrooms**  
Up to 4

**Bathrooms**  
Up to 4

**Garden**  
670 sqm

On the outskirts of **Sansepolcro**, in a quiet **residential area**, **house to be completed** for sale. The property (301 sqm – 3,239 sqft) is currently in **builder's finish** and therefore the buyer will have maximum freedom about the interior layout. The three-story building is made entirely of reinforced concrete with exposed stone facades. At the engineering level, the channels for electrical connections, septic tanks and well for garden irrigation are already in place.

- **Ground floor:** large garage and storerooms;
- **First floor:** living room with porch and kitchen, two bedrooms and two bathrooms;
- **Second floor:** habitable attic with prepared drains for kitchen and two bathrooms.

However, the best solution to make the most of the available space would be to create two independent housing units consisting of living area with kitchen, two bedrooms and two bathrooms.

Outside, the house is surrounded by a **670-sqm plot of land** that should accommodate a yard for access to the garage in front of the house and a garden on the right side of the building.

The location of the property is very convenient, as it is close to all services and less than a kilometer from the junction of the **E45 freeway**, which makes it possible to reach Rome in about two and a half hours and Ravenna in about two hours, offering an easy connection to the entire peninsula.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2741 – CASA POLIZIANO

**TYPE:** two-family house

**CONDITIONS:** to be completed

**LOCATION:** residential area

**ACCESS:** excellent, paved road

**INTERIORS:** 301 square meters (3,239 square feet)

**TOTAL ROOMS:** 10

**BEDROOMS:** up to 4

**BATHROOMS:** up to 4

**ANNEXES:** no

**MAIN FEATURES:** reinforced concrete structure, exposed stone walls, private garage, garden, porch, predisposition for systems

**EXTERIOR:** 670 square meters (0.2 acres)

**GARDEN:** to be landscaped

**SWIMMING POOL:** no

**ELECTRICITY:** to be connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** to be connected (natural gas)

**HEATING SYSTEM:** to be installed

## CLOSEST CITIES AND TOWNS

Historical center of Sansepolcro (1km; 3'), Anghiari (9km; 10'), Città di Castello (18km; 15'), Arezzo (37km; 40'), Cortona (51km; 1h), Gubbio (66km; 56'), Perugia (68km; 54'), Assisi (85km; 1h 5'), Montepulciano (84km; 1h 20'), Pienza (91km; 1h 30'), Siena (107km; 1h 35'), Montalcino (106km; 1h 50'), Todi (111km; 1h 20'), Florence (110km; 1h 36'), San Gimignano (146km; 2h5')

## CLOSEST AIRPORTS

Perugia San Francesco (68km; 50'), Firenze A. Vespucci (130km; 1h 40'), Bologna G. Marconi (178km; 2h 10'), Pisa G. Galilei (190km; 2h 20'), Roma Ciampino (250km; 2h 50'), Roma Fiumicino (263km; 2h 50')



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