

Ref. 2745 – **PALAZZO GARIBALDI**[www.romolini.co.uk/en/2745](http://www.romolini.co.uk/en/2745)

## HISTORIC PROPERTY FOR SALE IN PIAZZA GARIBALDI, IN THE HEART OF SANSEPOLCRO

**Sansepolcro – Arezzo – Tuscany****Interiors**  
628 sqm**Bedrooms**  
Up to 8**Bathrooms**  
Up to 6

In the heart of the historic center of Sansepolcro, just a few steps from the renowned central square where the Torre di Berta once stood, a charming historic palazzo for sale to be renovated. This 628-sqm building, once a noble residence just side-by-side to Piero della Francesca's house, is spread over several levels and is free on three sides, a characteristic that distinguishes it from most of the historical buildings in the historic center, and overlooks the historic Piazza Garibaldi on one side and Via Aggiungi on the other.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2745 – PALAZZO GARIBALDI

**TYPE:** historic *palazzo*

**CONDITIONS:** to be restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 628 square meters (6,757 square feet)

**TOTAL ROOMS:** 28

**BEDROOMS:** fino a 8

**BATHROOMS:** fino a 6

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, original terracotta floors, vaulted ceilings, wooden beams, skylight, stone staircase, overlooking Piazza Garibaldi and Via Aggiungi, possibility of creating up to four independent apartments

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible (optic fiber)

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 285.65 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (100m; 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 (69km; 50'), Firenze A. Vespucci (132km; 1h 40'), Bologna G. Marconi (178km; 2h), Pisa G. Galilei (192km; 2h 20'), Roma Ciampino (252km; 2h 50'), Roma Fiumicino (266km; 2h 50')

## PALAZZO GARIBALDI

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The building is in need of almost complete restoration (although the roof has undergone some maintenance work in relatively recent times) in order to enhance the structure and adapt it to a more modern lifestyle. Currently, the property is organized as follows:

- **Lower ground floor:** old cellars, with direct access from Piazza Garibaldi, very suitable as storage for small vehicles and/or hobby rooms;
- **Upper ground floor:** entrance from Via Aggiungi, six large rooms to be renovated;
- **First floor:** seven spacious rooms to be renovated;
- **Second floor:** large attic rooms, partially habitable.

The generous dimensions and the particular distribution of the rooms offer multiple possibilities of use: the building is perfect both for those seeking a luxurious private residence in a quiet village rich in history, and for those who want a property to be put to income, with the possibility of dividing the various floors into several units (up to 4) to be rented separately either on a long or short term basis.







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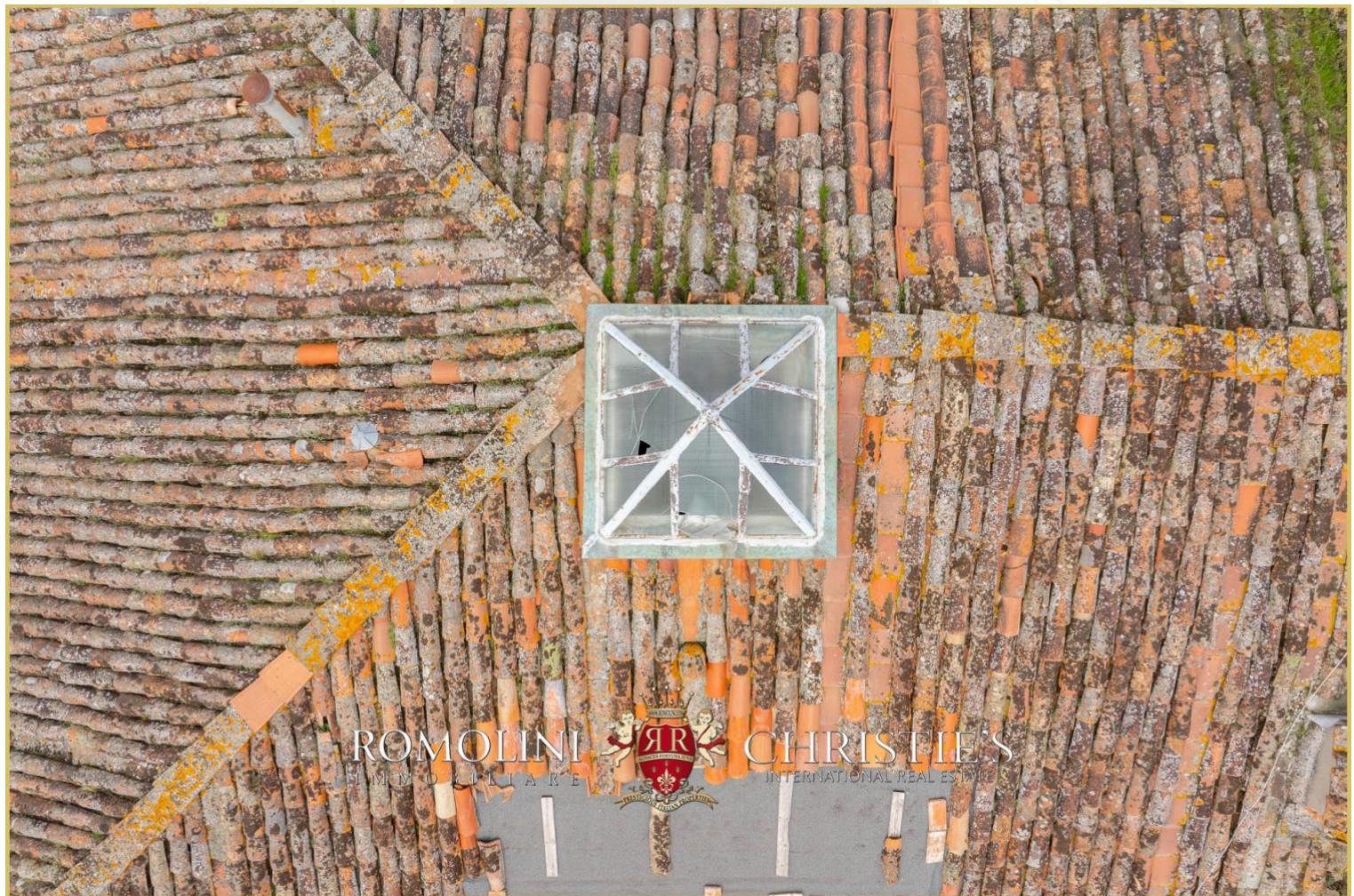


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