

16TH-CENTURY PERIOD PROPERTY FOR SALE IN THE HEART OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
474 sqm

Bedrooms
8

Bathrooms
5

Period
16th century

In the heart of the historic center of Sansepolcro, a stone's throw from the famous Piazza Torre di Berta, historic property for sale. The *palazzo* (474 sqm – 5,100 sqft, 8 bedrooms and 5 bathrooms) is an imposing stately building with exclusive access from a characteristic entrance hall with courtyard (now covered by a skylight). Immediately after the entrance door is the access to the old cellars (which continue to the basement) while continuing on are the various residential units.

SUMMARY OF THE PROPERTY

REFERENCE #: 2758 – PALAZZO DELLA FRATELLANZA

TYPE: manorial *palazzo*

CONDITION: good

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 474 square meters (5,100 square feet)

TOTAL ROOMS: 21

BEDROOMS: 8

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and graniglia floors, courtyard, vaulted ceilings, original stone fireplaces, original façade

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes (optic fiber)

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 167.89 kWh/m²year)

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 DELLA FRATELLANZA

In the heart of the **historic center** of **Sansepolcro**, a stone's throw from the famous **Piazza Torre di Berta**, historic property for sale. The palace (474 sqm – 5,100 sqft, 8 bedrooms and 5 bathrooms) is an imposing stately building with exclusive access from a characteristic entrance hall with courtyard (now covered by a skylight). Immediately after the entrance door is the access to the old cellars (which continue to the basement) while continuing on are the various residential units:

- **Unit N°1**: small studio apartment, accessible from the hallway, consisting of living area with kitchenette and loft with bedroom and bathroom;
- **Unit N°2**: located at the end of the hallway, before going up the stairs, it consists of living room with kitchenette on the ground floor and bedroom with bathroom on the mezzanine floor (also accessible directly from the landing halfway up the stairs);
- **Unit N°3**: large apartment, located on the first floor, consisting of entrance hall, generous living room overlooking the square, kitchen, two bedrooms and bathroom;
- **Unit N°4**: small studio apartment with bathroom and access from the landing along the staircase between the first and second floors;
- **Unit N°5**: spacious apartment, located on the second floor, consisting of entrance hall, living room, kitchen, master bedroom with terrace, two bedrooms and bathroom.

The building, believed to have been commissioned in the **mid-16th century** by a noble family of Sansepolcro, is in good structural condition and needs only some modernization and renovation work in some of the units. The external appearance of the building has remained virtually unchanged over time, and it is evident how the shape of the building was, even in its time, a break with tradition: if the plan of the city at the time followed a regular grid pattern, with streets all perpendicular, the palace was built “off-axis”, giving the square a decidedly irregular shape.

The location of the property is extremely convenient, with all services at hand and convenient parking right in front of the building. Most of Sansepolcro's stores are within walking distance, while various supermarkets are located just outside the town walls and are less than a five-minute drive away. In addition, the proximity to the **E45 freeway** ensures a quick connection to cities such as Rome and Ravenna in no more than two and a half hours by car.







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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