

2-BEDROOM APARTMENT TO BE RESTORED FOR SALE IN THE CENTER OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Apartment
90 sqm

Bedrooms
2 (up to 3)

Bathrooms
1

Cellar
29 sqm

In the **historical center of Sansepolcro**, a stone's throw from **Piazza Torre di Berta** and **Via XX Settembre**, 90-sqm **apartment** with cellars for sale. The unit, located on the first floor of the building, is distributed lengthwise and all rooms overlook the alley. The door opens onto a hallway/corridor that leads in turn to each room: large living room, kitchen, office space (or small bedroom), two bedrooms and bathroom. Then on the ground floor there are two basement rooms (29 sqm in total), very useful as storages or workshop.

Basic services are all available in the historic center of Sansepolcro, easily reachable on foot, and a little further away (but still within walking distance from the house) there is a well-stocked **shopping center** (bank, post office, supermarket, bar, pharmacy...). The proximity of the village to the **E45 freeway** junction also makes it possible to reach much of central Italy in less than two hours.

SUMMARY OF THE PROPERTY

REFERENCE #: 2771 – APPARTAMENTO GUELFO

TYPE: apartment

CONDITIONS: to be restored

LOCATION: historical center

ACCESS: excellent

INTERIORS: 119 square meters (1,280 square feet)

TOTAL ROOMS: 7

BEDROOMS: 2 (up to 3)

BATHROOMS: 1

ANNEXES: no

MAIN FEATURES: historical property, *graniglia* floors, windows overlooking the alley and the *Corso*, underground cellar, wooden fixtures

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 115.66 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')



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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