

## APARTMENT WITH GARDEN FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



**Interiors**  
100 sqm

**Bedrooms**  
2

**Bathrooms**  
1

**Total land**  
210 sqm

In the outer part of Sansepolcro's historic center, in a convenient and well-served location, this 100-sqm apartment combines the charm of tradition with modern comforts, with well-kept finishes and cozy rooms. The home captivates with its warm atmosphere and bright spaces. Entirely renovated in 1994 and again in 2015, the apartment is ready to live in, perfect for those looking for a unique solution with character and all conveniences at hand.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2799 – CASA FRANCESCO

**TYPE:** apartment

**CONDITIONS:** restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 100 square meters (1,076 square feet)

**TOTAL ROOMS:** 6

**BEDROOMS:** 2

**BATHROOMS:** 1

**ANNEXES:** garage, summer kitchen

**MAIN FEATURES:** stone and brick walls, terracotta floors, wooden beams, stone staircase, fireplace, private garage, exclusive garden

**EXTERIOR:** 210 square meters (2,260 square feet)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 300.93 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + fireplace

## 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')

## CASA FRANCESCO

In the outer part of **Sansepolcro's historic center**, in a convenient and well-served location, this 100-sqm **apartment** combines the charm of tradition with modern comforts, with well-kept finishes and cozy rooms. The home captivates with its warm atmosphere and bright spaces. Entirely renovated in **1994** and again in **2015**, the apartment is ready to live in, perfect for those looking for a unique solution with character and all conveniences at hand.

The main entrance discreetly welcomes and immediately introduces you to a well-kept environment. From here one can reach the upper floor thanks to a beautiful internal stone staircase, which adds character to the dwelling.

Upstairs the central hallway leads to the different rooms. On the right is the bathroom, well finished and functional. On the left instead is the living room, a really pleasant space with two large windows overlooking the green countryside and a ceiling with wooden beams and exposed terracotta tiles, perfect for those who enjoy authentic details.

The living area includes a kitchenette that can easily turn into an integrated open-plan. The kitchen and living area are separated by an original circular fireplace that gives personality to the room and helps define spaces without dividing them.

The sleeping area houses a single bedroom with *Velux* window and a comfortable master bedroom.

To complete the property, we find a **garage** (28 sqm – 301 sqft) with storage room and an exclusive outdoor space of 210 sqm, partly paved and partly landscaped as a garden, ideal for outdoor dining or relaxing moments. In the garden, a **small outbuilding** (10 sqm – 108 sqft) with fireplace offers many possibilities of use, from simple storage room to a summer kitchen.

