

Ref. 2808 – **APPARTAMENTO SANDRA**

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## **APARTMENT FOR SALE IN A 16TH-CENTURY VILLA IN SANSEPOLCRO, TUSCANY**

**Sansepolcro – Arezzo – Tuscany**



**Interiors**  
124 sqm

**Bedrooms**  
2

**Bathrooms**  
2

**Condominium garden**  
8,000 sqm

Inside a magnificent 16<sup>th</sup>-century Renaissance villa, set in a scenic 18<sup>th</sup>-century Italian park, is this refined ground-floor flat: a residence that perfectly combines the charm of history with the convenience of direct access to a particularly private portion of the villa's vast garden. With an internal surface area of approximately 124 sqm (1,334 sqft), the residence stands out for the brightness of its rooms and the quality of its finishes, in a harmonious balance between architectural elegance and contemporary comfort.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2808 – APPARTAMENTO SANDRA

**TYPE:** apartment in historic villa

**CONDITIONS:** luxury finishes

**LOCATION:** residential area

**ACCESS:** excellent, paved road

**INTERIORS:** 124 square meters (1,334 square feet)

**TOTAL ROOMS:** 4

**BEDROOMS:** 2

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** terracotta floor, frescoed ceilings, decorated ceilings, double-glazed windows, *pietra serena* stairs and portals, iron railing, wooden door, stone fountain, boundary wall

**EXTERIORS:** 8,000 square meters (2.0 acres)

**GARDEN:** Italian garden in joint ownership

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 272.94 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Historic center of Sansepolcro (190m; 2' on foot), Anghiari (11km; 15'), Pieve Santo Stefano (16km; 20'), Città di Castello (17km; 20'), Arezzo (38km; 40'), Umbertide (39km; 35'), Cortona (53km; 1h), Perugia (69km; 1h'), Montepulciano (85km; 1h 20'), Pienza (92km; 1h 30'), Siena (108km; 1h 35'), Florence (114km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (69km; 50'), Firenze A. Vespucci (132km; 1h43'), Bologna G. Marconi (178km; 2h 5'), Pisa G. Galilei (192km; 2h 20'), Roma Ciampino (264km; 2h53'), Roma Fiumicino (277km; 3h)

## APPARTAMENTO SANDRA

Inside a magnificent **16<sup>th</sup>-century Renaissance villa**, set in a scenic **18<sup>th</sup>-century Italian park**, is this refined ground-floor flat: a residence that perfectly combines the charm of history with the convenience of direct access to a particularly private portion of the villa's vast garden.

With an internal surface area of approximately 124 sqm (1,334 sqft), the residence stands out for the brightness of its rooms and the quality of its finishes, in a harmonious balance between architectural elegance and contemporary comfort. Among the most valuable details is a marvelous 16<sup>th</sup>-century *pietra serena* fireplace, which bears witness to the villa's history: at one time, these very rooms housed the ancient kitchens of the manor house.

The interior spaces are distributed in a functional manner, with a reception hall overlooking the eat-in kitchen, a practical utility room, a well-organized hallway, a master bedroom with en-suite bathroom, a second double bedroom and a main bathroom.

A distinctive element is its location on the ground floor, ideal for those who wish to live in close contact with nature, without architectural barriers. The **condominium garden** (8,000 sqm – 2.0 ac), accessible directly from the living area, represents a private and quiet oasis, perfect for moments of relaxation, reading or conviviality in the open air.

The property is completed by a cellar, a reserved parking space and, of course, access to one of the most fascinating historical towns in Tuscany, where art, nature and architecture come together in a setting of absolute beauty.

Perfect as a prestigious first home or as an elegant holiday residence, this property also represents an interesting investment opportunity in the high-end tourist rental circuit, thanks to the uniqueness of the context and the destination's strong international appeal.









































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