

LUXURY APARTMENT WITH TERRACES FOR SALE IN THE HISTORICAL CENTER OF AREZZO

Arezzo – Arezzo – Tuscany



Apartment
185 sqm

Bedrooms
2 (up to 3)

Bathrooms
2

Terraces
18 sqm

Cellars
29 sqm

In the heart of the historic center of Arezzo, where Via Cavour meets Corso Italia, elegant apartment for sale inside the prestigious Palazzo dei Bacci. The building, one of the most important in the city, dates back to the 13th century and still preserves extraordinary architectural elements, including large portico arches, remains of trefoil windows, and a vaulted atrium frescoed with a Christ the Redeemer attributed to the school of Spinello Aretino (14th–15th century). The building is listed by the *Soprintendenza* due to its great historical and artistic value.

SUMMARY OF THE PROPERTY

REFERENCE #: 2813 – CANTO DEI BACCI

TYPE: apartment in a historic *palazzo*

CONDITIONS: restored (2024)

LOCATION: historical center

ACCESS: excellent

INTERIORS: 214 square meters (2,303 square feet)

TOTAL ROOMS: 9

BEDROOMS: 2 (up to 3)

BATHROOMS: 2

ANNEXES: cellars

MAIN FEATURES: historical building, parquet and resin flooring, wooden beams, historical cellar, frescoed entrance hall, internal courtyard, possibility of installing an elevator, private terrace, satellite TV system

TERRACES: 18 square meters (193 square feet)

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes (optic fiber)

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 164.57 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Castiglion Fiorentino (18km; 20'), Cortona (29km; 35'), Anghiari (31km; 25'), Montevarchi (37km; 30'), Sansepolcro (37km; 35'), Montepulciano (53km; 50'), Pienza (60km; 1h), Florence (77km; 1h 10'), Siena (70km; 1h), Montalcino (80km; 1h 20'), Orvieto (109km; 1h 10'), San Gimignano (119km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (91km; 1h 10'), Firenze A. Vespucci (94km; 1h 5'), Pisa G. Galilei (155km; 1h 45'), Bologna G. Marconi (176km; 1h 55'), Roma Ciampino (231km; 2h 20'), Roma Fiumicino (245km; 2h 20')

CANTO DEI BACCI

In the heart of the **historic center of Arezzo**, where **Via Cavour** meets **Corso Italia**, elegant **apartment** for sale inside the prestigious **Palazzo dei Bacci**. The building, one of the most important in the city, dates back to the **13th century** and still preserves extraordinary architectural elements, including large portico arches, remains of trefoil windows, and a vaulted atrium frescoed with a Christ the Redeemer attributed to the school of **Spinello Aretino** (14th–15th century). The building is listed by the **Soprintendenza** due to its great historical and artistic value.

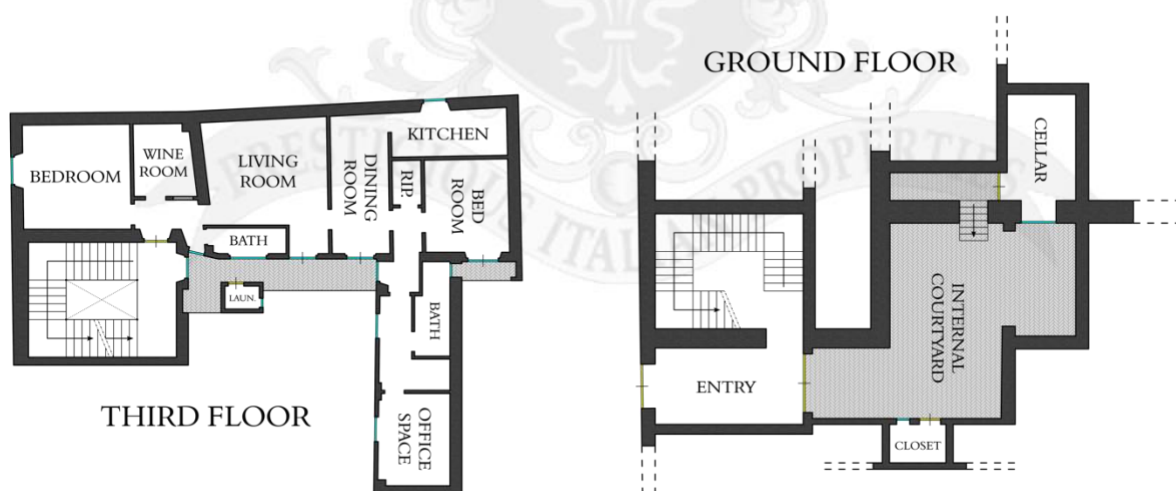
The apartment (185 sqm – 1,991 sqft, 2 bedrooms, and 2 bathrooms) is located on the third floor and was entirely renovated in 2024, combining historical charm with modern comforts and high-end finishes. Passing through the main door, one finds an entry with a wine room, connected to the first bedroom and a bathroom. Continuing on, one arrives at the spacious living area with dining corner, open-plan kitchen and access to the terrace (15 sqm – 161 sqft) with laundry area. A corridor then leads to the master bedroom with en-suite bathroom, walk-in closet and private balcony (3 sqm – 32 sqft). The house is completed by an office space (which could easily be used as a third bedroom) and a small closet.

The restoration work (completed in 2024) retained the wooden and terracotta ceilings and arched openings, and introduced hand-painted oak parquet and resin flooring in the service areas. The kitchen is finished with granite countertops and equipped with modern appliances. In terms of energy efficiency, the property is equipped with a 24-kW condensing boiler that powers the radiators, while air conditioning allows for maximum comfort even in the hottest seasons.

On the ground floor, crossing the condominium entrance hall (characterized by a beautiful vaulted ceiling with original frescoes), one arrives at a characteristic **condominium courtyard** which in turn gives access to **two storage rooms**: the smaller one (5 sqm – 54 sqft) has already been renovated, while the second (24 sqm – 258 sqft) needs some work.

There is also the possibility, with a project already approved in the past by the **Soprintendenza**, to install a **convenient elevator** that would be added to the condominium staircase. The work has never been carried out, but it is always possible to reactivate the procedure.

FLOOR PLAN OF THE APARTMENT





















































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