

Ref. 2828 – APPARTAMENTO DEL GENERALE

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## 3-BEDROOM WITH TERRACES FOR SALE JUST OUTSIDE THE CENTER OF SANSEPOLCRO

**Sansepolcro – Arezzo – Tuscany****Interiors**  
148 m<sup>2</sup>**Bedrooms**  
3**Bathrooms**  
2**Terrace**  
14 m<sup>2</sup>

Just outside the walls of Sansepolcro, in one of the most sought-after residential areas of the town, apartment for sale. The property, located on the second floor of the building and accessible by lift, has a large, very bright living room, kitchen, three bedrooms and two bathrooms, as well as a private covered parking space. Two terraces offer a glimpse of the historic town centre.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2828 – APPARTAMENTO DEL GENERALE

**TYPE:** apartment

**CONDITIONS:** habitable

**LOCATION:** residential area

**ACCESS:** excellent, paved road

**INTERIORS:** 148 square meters (1,592 square feet)

**TOTAL ROOMS:** 6

**BEDROOMS:** 3

**BATHROOMS:** 2

**ANNEXES:** n

**MAIN FEATURES:** ceramic flooring, ample windows, terraces, elevator, covered parking spot, very convenient position

**TERRACES:** 14 square meters (150 square feet)

**GARDEN:** no

**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> = 134.04 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (200m; 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')

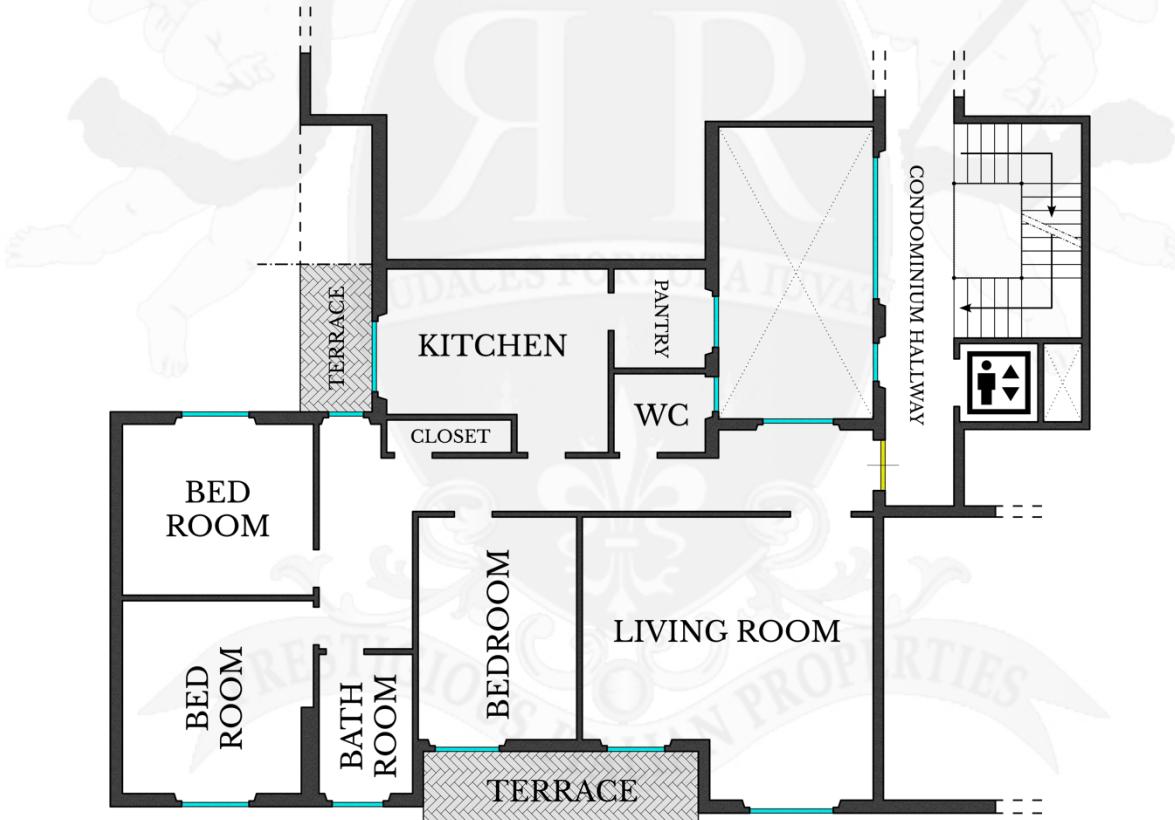
## APPARTAMENTO DEL GENERALE

The **apartment**, located on the second floor with **elevator** of an elegant residential building, presents a rational distribution with spacious and bright rooms. The entry leads to the living area, consisting of a generously sized living room characterized by a large window and a French door overlooking a large terrace, from which there is a charming view of the tree-lined avenue that runs along the entire living room, giving the rooms a pleasant feeling of continuity with the outdoors. The eat-in kitchen, adjacent to the living room, also has a private and private terrace, perfect for relaxing moments in complete privacy, as well as a convenient pantry room.

The sleeping area, clearly separated from the living area to ensure privacy and comfort, includes three bedrooms: two doubles and a smaller one, also suitable as an office space or guest room. A large four-door built-in closet furnishes the hallway.

Two windowed bathrooms, strategically placed to effectively serve all rooms, complete the layout. Exposure on several sides ensures natural lighting throughout the day.

Accompanying the property is a **covered, private parking space**, an element of great convenience in an urban context.



## SECOND FLOOR



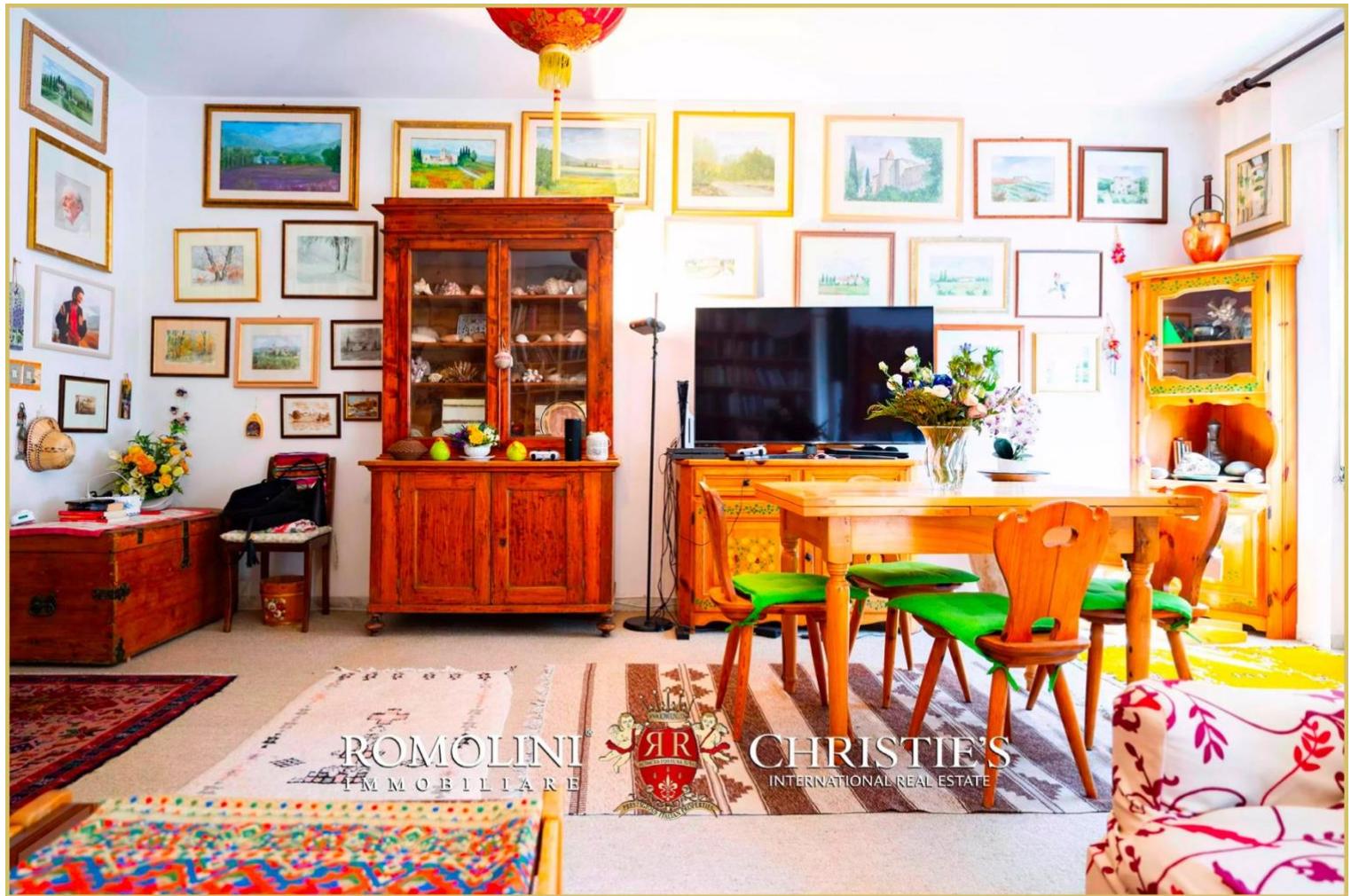
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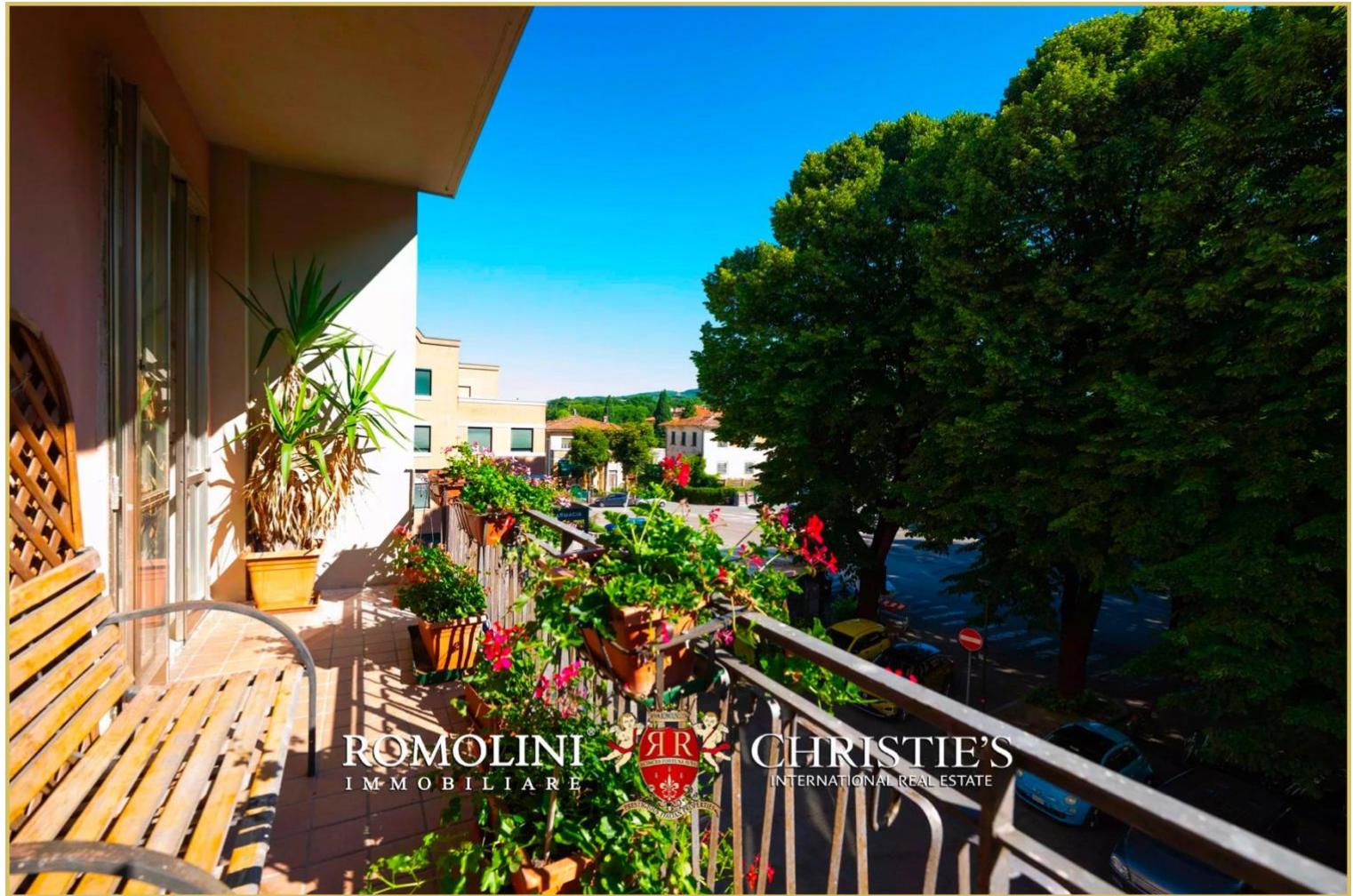
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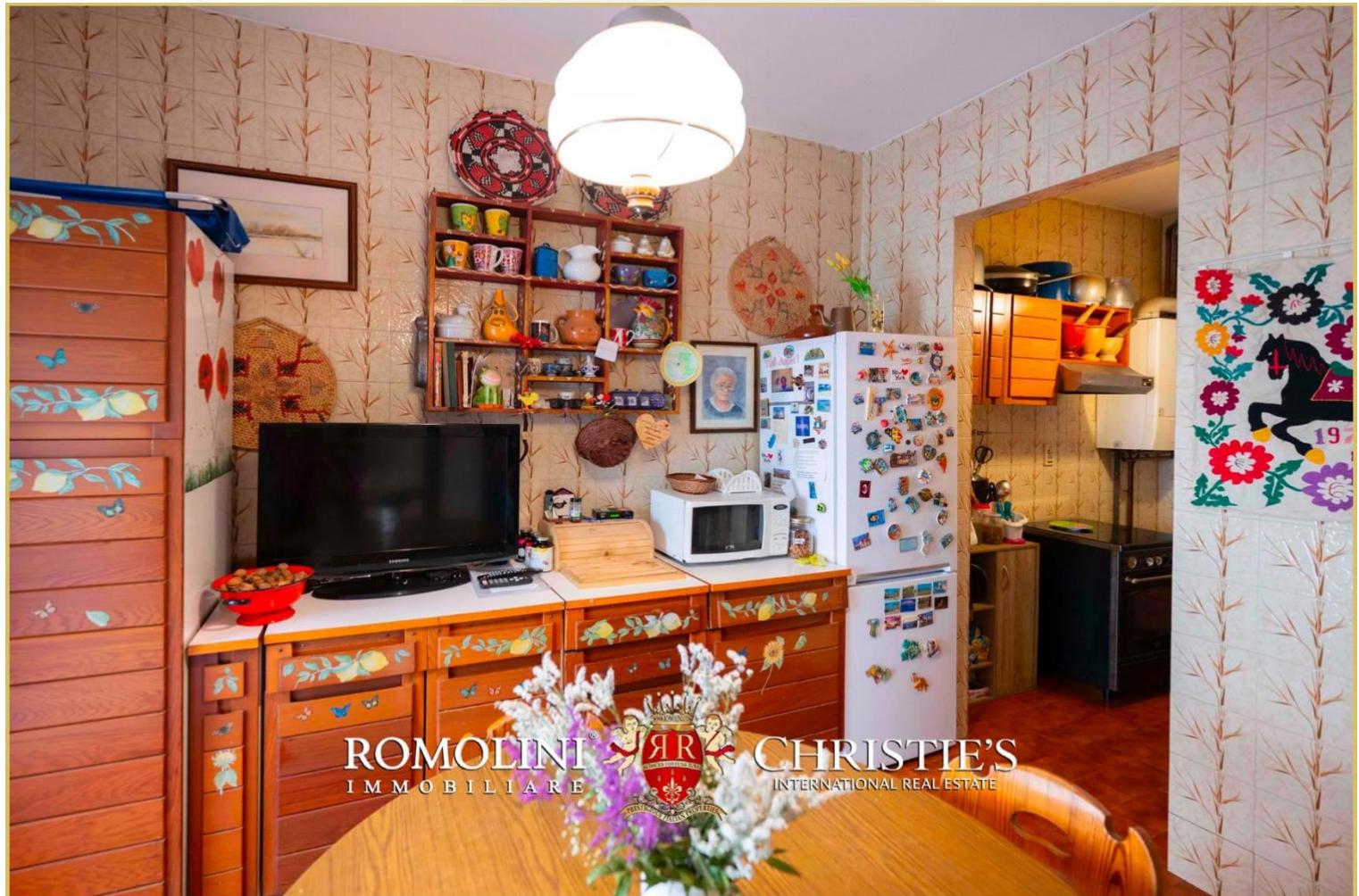


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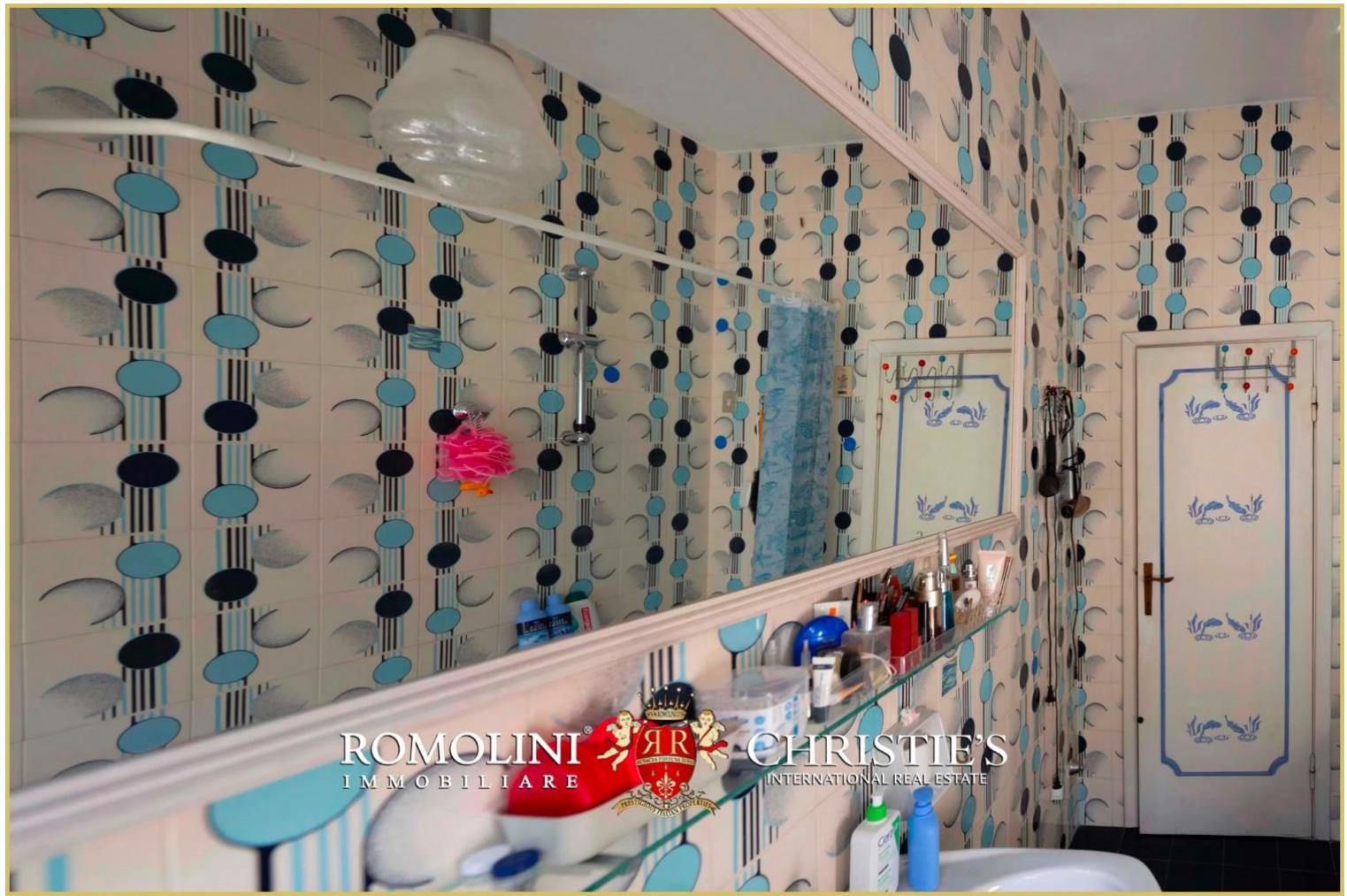
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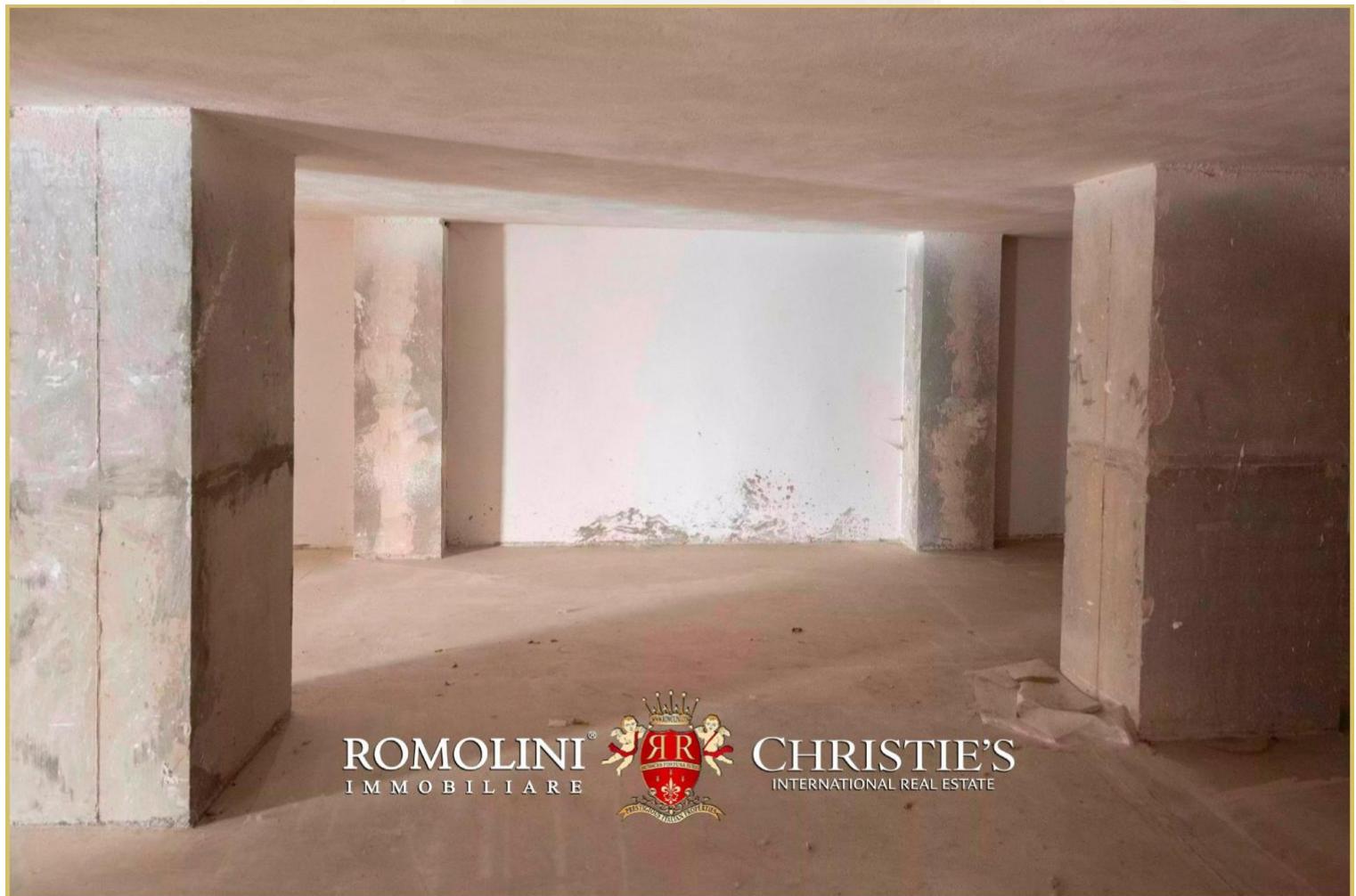




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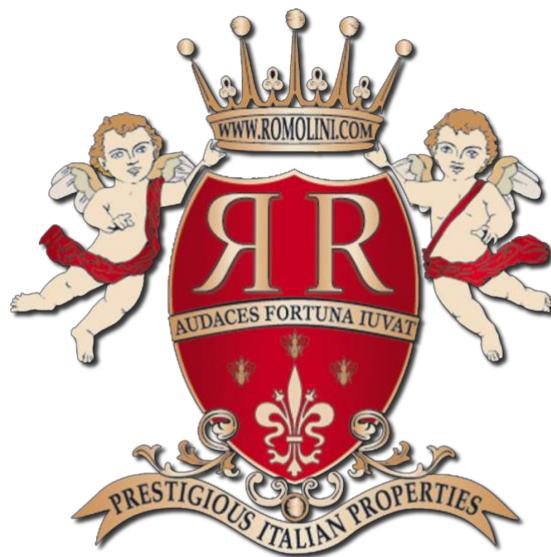
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