

Ref. 2868 – APPARTAMENTO GHERARDI

[www.romolini.com/en/2868](http://www.romolini.com/en/2868)

## APARTMENT WITH CONDOMINIUM COURTYARD FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



**Interiors**  
74 m<sup>2</sup>

**Bedrooms**  
1

**Bathrooms**  
1

In the vibrant heart of the historic center of **Sansepolcro**, along the lively **Via XX Settembre**, this **small apartment** with independent entrance overlooks the cloister of an elegant period building.

Located on the first floor, the property features a private entrance leading to the living room with dining area which opens directly onto the kitchen. The living area also provides access to the bedroom and bathroom. Two large windows brighten both the living space and the bedroom, offering a charming view over the street and the most picturesque historic buildings of the city.

The property also includes a **spacious cellar**, characterized by beautiful vaulted ceilings and already equipped with water connections, making it ideal for conversion into a laundry room, studio, or multipurpose space.

The location is particularly strategic: just a few steps away are all major services, including banks, offices, shops, and pharmacies. This makes the apartment perfect not only as a permanent residence, but also as a **solid investment opportunity** in the most authentic part of the city.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2860 – APPARTAMENTO GHERARDI

**TYPE:** apartment

**CONDITIONS:** habitable

**LOCATION:** historic center

**ACCESS:** excellent

**INTERIORS:** 74 square meters (796 square feet)

**TOTAL ROOMS:** 4

**BEDROOMS:** 1

**BATHROOMS:** 1

**ANNEXES:** cellar

**MAIN FEATURES:** exposed wooden beams, vaulted ceilings, ceramic floors, carved stone lintels, view of the main avenue, condominium courtyard

**EXTERIOR:** condominium cloister

**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> = 220,74 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Anghiari (11km; 15'), Città di Castello (20km; 20'), Caprese Michelangelo (24km; 30'), La Verna (37km; 45'), Arezzo (38km; 45'), Cortona (52km; 1h), Gubbio (68km; 1h), Montepulciano (85km; 1h 20'), Assisi (85km; 1h 5'), Pienza (92km; 1h 30'), Siena (106km; 1h 40'), Florence (112km; 1h 40')

## CLOSEST AIRPORTS

Perugia San Francesco (70km; 50'), Firenze A. Vespucci (132km; 1h 40'), Ancona R. Sanzio (155km; 2h 10'), Bologna Marconi (179km; 2h), Pisa G. Galilei (193km; 2h 20'), Roma Ciampino (251km; 2h 40'), Roma Fiumicino (266km; 2h 45')





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)