

APARTMENT WITH CONDOMINIUM COURTYARD FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
74 m²

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_{gl, nren} = 220,74 kWh/m²year)

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')





































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