

## COMMERCIAL PROPERTY FOR SALE IN VIA XX SETTEMBRE, SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



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

**Rooms**  
5

**Address**  
Via XX Settembre

In the heart of **Sansepolcro**, along the main street of the **historic center**, we offer for sale an elegant and very bright **commercial property** of about 100 m<sup>2</sup>, developed over five large and airy rooms. Three windows, two facing the street and one internal, guarantee excellent visibility, making the property ideal for any kind of commercial or public activity.

The interior retains fine historical details that give it a timeless charm, while an additional space is available as a warehouse or archive. Complementing the property, about 80 m<sup>2</sup> of cellars with striking claw arches supported by **16<sup>th</sup>-century pietra serena** capitals and period terracotta floors offer a unique historic atmosphere. The premises, located on the ground floor with easy access for people with disabilities, have four-meter-high ceilings and an alarm system, ensuring security and convenience.

Vacant and available immediately, it represents an exclusive opportunity for those who wish to combine commercial functionality, historic charm and prestigious location in the city center.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2879 – NEGOZIO SANSEPOLCRO

**TYPE:** commercial property

**CONDITIONS:** excellent

**LOCATION:** historical center

**ACCESS:** excellent

**INTERIORS:** 180 square meters (1,937 square feet)

**TOTAL ROOMS:** 5

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, vaulted ceilings, original terracotta flooring, *pietra serena* frames, shop window on Via XX Settembre

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:** 

**HEATING SYSTEM:** fan coils

## CLOSEST CITIES AND TOWNS

Closest services (100m; 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')



























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