

16TH-CENTURY PALAZZO FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
245 m²

Bedrooms
3

Bathrooms
3

Period
16th century

In Sansepolcro, in the historic center, we offer for sale an ancient *palazzo* from the 16th century, which belonged to a wealthy noble family of the area. The property is particularly suitable for those who want to enjoy the atmosphere of a medieval historic center, combined with the convenience of being able to reach all kinds of services on foot, from stores to restaurants.

SUMMARY OF THE PROPERTY

REFERENCE #: 2881 – PALAZZO NEL CENTRO

TYPE: 16th-century *palazzo*

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 245 square meters (2,636 square feet)

TOTAL ROOMS: 10

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, vaulted ceilings, original stone fireplaces, courtyard, stone steps, columns, arches

EXTERIOR: 14 square meters (151 square feet)

GARDEN: no, but internal courtyard

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 339.23 kWh/m²year)

HEATING SYSTEM: radiators

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')

PALAZZO NEL CENTRO

In **Sansepolcro**, in the **historic center**, we offer for sale an **ancient palazzo** from the 16th century, which belonged to a wealthy noble family of the area. The property is particularly suitable for those who want to enjoy the atmosphere of a medieval historic center, combined with the convenience of being able to reach all kinds of services on foot, from stores to restaurants.

The building (245 m², 3 bedrooms and 3 bathrooms) has been entirely renovated restoring all the decorative elements that characterize it and that had been over time covered and hidden with materials at the time considered modern. And here we find splendid antique red terracotta floors, coffered ceilings in some rooms and wooden beams with tiles in others, impressive stone fireplaces, high ceilings and frescoed walls, as was the custom in Renaissance buildings.

The building has its entrance on one of the cross streets of **Via XX Settembre**, the main street of the town.

The ground floor offers beautiful living spaces: the large atrium with arched ceilings and columns, typical of the Renaissance, can be used not only as an entrance but also as an outdoor space. This area is partly open to the ceiling and could become a kind of covered summer terrace, a study or a recreation area. A staircase descends to the basement where the cellars are located.

The stone staircase leads up to the second floor, where one enters a majestic living room with a large fireplace and coffered ceilings, which could be used as a living area; from here one then moves on to a bright kitchen overlooking the inner courtyard, an additional sitting room with a wood-burning stove, and the service bathroom.

The second floor, on the other hand, houses the sleeping area, with two bedrooms and a bathroom with shower, bathtub and a large fireplace to warm the atmosphere during the colder months.

On the third floor we find a laundry area, the third bedroom and a bathroom.

Services are all available nearby and within easy walking distance (less than 5' from a supermarket and stores in the historic center). Sansepolcro is home to various educational institutions ranging from kindergarten to high school, and there is no shortage of services such as banks, post offices, and pharmacies. The hospital, located just outside the town, can be reached in less than 5' by car.













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