

Ref. 2907 – CASA DELLA PIAZZETTA

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TOWNHOUSE WITH TERRACE FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
369 m²

Bedrooms
3

Bathrooms
4

In the heart of the historic center of **Sansepolcro**, overlooking a small square with parking, we offer for sale a spacious 369-m² **townhouse**, arranged on three levels in addition to attics and basement. The property, which has three unobstructed views, was carefully restored around the 2000s and is now in excellent condition, with bright and well-distributed rooms.

- **Basement:** technical room;
- **Ground floor:** cellars, laundry, storage room and service bathroom;
- **First floor:** large living room, kitchen (from here a staircase gives access to the small terrace of the house), dining room and office space/bedroom with bathroom;
- **First floor:** two bedrooms with en-suite bathroom.
- **Second floor:** attics.

SUMMARY OF THE PROPERTY

REFERENCE #: 2906 – CASA DELLA PIAZZETTA

TYPE: townhouse

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 369 square meters (3,970 square feet)

TOTAL ROOMS: 12

BEDROOMS: 3

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: stone and brick walls, decorated ceramic, terracotta and parquet flooring, *pietra serena* staircase, wooden beams, small terrace, parking available in the square

EXTERIOR: small terrace

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 241.80 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')









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