

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 m<sup>2</sup>

**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-m<sup>2</sup> **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<sub>gl, nren</sub> = 241.80 kWh/m<sup>2</sup>year)

**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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