

3-BEDROOM APARTMENT FOR SALE IN THE CENTER OF SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Toscana



Interiors
120 m²

Bedrooms
1 (up to 3)

Bathrooms
2

Floors
3rd and 4th

In the **historic center** of **Sansepolcro**, along **Via XX Settembre** and a stone's throw from **Piazza Torre di Berta**, elegantly renovated 120-m² **apartment** for sale. The dwelling is located on the second and third floor of the building and is accessible via condominium staircase. Upon entering one finds a large open-plan living room with an open kitchen. A small hallway houses the staircase and gives access to an office space (easily convertible into a bedroom) and the bathroom. Going up the internal staircase you reach the upper floor that houses the master bedroom with private bathroom, a second room (also usable as a bedroom) and a laundry room.

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.

SUMMARY OF THE PROPERTY

REFERENCE #: 2924 – APPARTAMENTO CRISTOFORO

TYPE: apartment

CONDITIONS: restored

LOCATION: historic center

ACCESS: excellent

INTERIORS: 120 square meters (1,291 square feet)

TOTAL ROOMS: 5

BEDROOMS: 1 (up to 3)

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and brick walls, parquet flooring, wooden beams, stone fireplace, windows overlooking Via XX Settembre, historic property

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

FUEL: natural gas + pellet

ENERGY CERTIFICATE:  (EP_{gl, nren} = 225.82 kWh/m²year)

HEATING SYSTEM: radiators + stove

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')

PLANIMETRIA DELL'APPARTAMENTO































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com