

FORMER MEDIEVAL TOWER WITH 11.2 HA OF LAND FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
614 m²

Bedrooms
3 (up to 4)

Bathrooms
3

Total land
11.2 ha

Olive grove
1.9 ha

Not far from the historic center of Sansepolcro, in the middle of the countryside but close to all services, stone rustic house with 11.2 ha of agricultural land for sale. Heart of the property is a country house obtained inside what was, in all probability, a medieval watch-tower. Accompanying the house there are then agricultural outbuildings that could be used both as a shelter for tools and as stables for animals. The 11.2-ha land includes a mature olive grove, large expanses of arable/grazing land suitable for animals, and small portions of woodland.

SUMMARY OF THE PROPERTY

REFERENCE #: 2925 – TORRE SANSEPOLCRO

TYPE: former medieval tower

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 614 square meters (6,607 square feet)

TOTAL ROOMS: 15

BEDROOMS: 3 (up to 4)

BATHROOMS: 3

ANNEXES: agricultural outbuildings

MAIN FEATURES: stone and brick walls, wooden beams, original terracotta floors, fireplaces, vaulted ceilings, garden, agricultural outbuildings to be restored, olive grove

EXTERIOR: 11.2 hectares (27.7 acres)

GARDEN: yes, to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2,5km; 5'), 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')

TORRE SANSEPOLCRO

Not far from the historic center of **Sansepolcro**, in the middle of the countryside but close to all services, **stone rustic house** with 11.2 ha of agricultural land for sale.

Heart of the property is a **country house** (188 m² – 2,023 ft²) obtained inside what was, in all probability, a medieval watchtower. On the lowest floor is a beautiful vaulted hall with an accessory room and a service bathroom. Going up to the middle floor, which is also accessible directly from the outside, one instead reaches a spacious eat-in kitchen connected to a small living room (or bedroom) and the second bathroom. On the highest floor, on the other hand, is the sleeping area with three bedrooms and a bathroom.

The building is in need of renovation and modernization, especially the systems, which are quite dated.

The house is surrounded by a **2,300-m² garden** on which a swimming pool could be built. A large horse chestnut tree provides shade on hot summer days.

Accompanying the house, in a secluded position, there are then **large agricultural outbuildings** (about 426 m² – 4,584 ft²) that could be used both as a shelter for tools and as stables for animals.

The **11.2-ha land** includes a **mature olive grove** (1.9 ha already in production), large expanses of arable/grazing land (6.4 ha) suitable for animals, and small portions of woodland (2.6 ha).

MAP OF THE PROPERTY





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