

Ref. 2946 – **BORGO SANSEPOLCRO**

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RESTORED HAMLET WITH LAND FOR SALE CLOSE TO AREZZO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
1,640 m²

Bedrooms
16

Bathrooms
19

Swimming pool
14 × 7 m

Total land
12.0 ha

Olive grove
3.0 ha

Sulle colline che circondano Sansepolcro, in posizione molto panoramica, borgo in vendita. La proprietà è stata interamente ristrutturata ed è dotata di licenza alberghiera: la struttura dispone infatti di 14 camere per gli ospiti, distribuite nei vari edifici, e di ampie sale per eventi e convegni. The property covers approximately 12.0 hectares with olive groves, parkland, and large areas of semi-native land that can be exploited.

SUMMARY OF THE PROPERTY

REFERENCE #: 2946 – BORGO SANSEPOLCRO

TYPE: hamlet

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, private road

INTERIORS: 1,640 square meters (17,646 square feet)

TOTAL ROOMS: 40

BEDROOMS: 16

BATHROOMS: 19

ANNEXES: several residential buildings

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, vaulted ceilings, original fireplaces, event hall, garden, swimming pool, private access road, covered car spots, photovoltaic system, olive grove

EXTERIOR: 12.0 hectares (29.6 acres)

OLIVE GROVE: 3.0 hectares (7.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 7 m

ELECTRICITY: already connected + photovoltaic system (19.7 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 157.43 kWh/m²year)

HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Sansepolcro (3km; 5'), Anghiari (12km; 16'), Città di Castello (20km; 20'), Arezzo (40km; 40'), Cortona (57km; 1h), Gubbio (70km; 1h), Perugia (76km; 1h), Assisi (88km; 1h 10'), Montepulciano (92km; 1h 25'), Pienza (98km; 1h 30'), Siena (109km; 1h 40'), Montalcino (112km; 1h 55'), Todi (116km; 1h 25'), Florence (123km; 1h 35'), San Gimignano (162km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (76km; 1h), Firenze A. Vespucci (132km; 1h 25'), Bologna G. Marconi (175km; 1h 55'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (275km; 2h 40')

BORGO SANSEPOLCRO

On the hills surrounding **Sansepolcro**, in a very panoramic position, **hamlet** for sale. The property has been entirely renovated and has a **hotel license**: the structure has **14 guest bedrooms**, distributed in the various buildings, and large rooms for events and conferences.

The location is extremely convenient, just outside the village but still in a private and reserved context: in fact, access is via private road directly from the municipal road system and in less than five minutes one can reach all the services offered by the medieval town of Sansepolcro (supermarkets, pharmacies, schools of all grades, post office, banks...).

DESCRIPTION OF THE BUILDINGS

The **manor house** (1,060 m² – 11,405 ft², 10 bedrooms and 12 bathrooms) is a large historic state-of-the-art building, dating back to the **18th century** and originally intended as a noble country residence. In the mid-19th century the structure became a farm/ranch and as such remained until the 1990s when it was purchased by the current owners who oversaw its renovation.

- **Ground floor:** reception, living room with fireplace, event room, several back rooms (made out of the former stables and very charming), two service bathrooms, utility room for the kitchen and garage;
- **First floor:** two large common living rooms and four bedrooms with private bathrooms;
- **Second floor:** living room and six bedrooms with private bathrooms.

To the left of the villa, a few steps from the building, is the two-story **guesthouse A** (120 m² – 1,291 ft², 2 bedrooms and 2 bathrooms). Here are two large suites with private bathrooms for guests.

On the right, on the other hand, is the **owners' house** (155 m² – 1,668 ft², 2 bedrooms and 2 bathrooms), structured on two floors:

- **Ground floor:** storage rooms, cellar and small bathroom;
- **First floor:** large living room with kitchen, two bedrooms and bathroom.

Next to the owners' house is a large **multipurpose hall** (135 m² – 1,453 ft²) characterized by large windows and a beautiful ceiling with wooden trusses. The room is very suitable both as a restaurant/event hall and as a space for yoga and/or meditation classes.

At the back of the villa is **guesthouse B** (100 m² – 1,076 ft², 2 bedrooms and 2 bathrooms), which, similar to the other, houses two beautiful suites with private bathrooms.

Completing the property is an **outbuilding** (70 m² – 753 ft², 1 bathroom) that houses the water storage room with autoclave and the changing room with bathroom for the pool.

The buildings are surrounded by a **well-kept garden of 5,300 m²**, ideal as a location for outdoor events. This is where the **14 x 7 m swimming pool** with terracotta solarium is located.

EXTERIOR

The property covers about **12.0 hectares (29.6 acres)** in a hilly position with excellent sun exposure. Most of the land is currently used for arable crops (7.3 ha), but the configuration of the land allows these areas to be used for planting various crops typical of the area, including vines.

Currently, the main crop on the farm is olive growing, carried on thanks to a large **olive grove** (3.0 ha with a total of about **700 trees**).

On the northern part of the property, at the edge of the estate land, a small forest (about 1.1 ha)

completes the estate.

At the end of the private driveway is a gravel parking lot, partially covered by a convenient shade canopy that houses the **photovoltaic system** (19.7 kW) on the roof.

MAP OF THE PROPERTY





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