

## FINELY RESTORED TOWNHOUSE FOR SALE IN THE HISTORIC CENTER OF SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany



**Interiors**  
205 m<sup>2</sup>

**Bedrooms**  
2

**Bathrooms**  
3

In the heart of the **historic center** of **Sansepolcro**, charming 205-m<sup>2</sup> **townhouse** arranged on four levels, the result of a careful and total restoration of high quality completed in **2016**.

On the ground floor we find a large and charming tavern embellished by the presence of the original well, an element of great historical charm that gives character and authenticity to the environment.

The second floor houses the bright living area, consisting of a cozy living room, kitchen, dining room with glass ceiling, bathroom, laundry room and study.

On the upper floors is the sleeping area: each level houses a spacious bedroom with en-suite bathroom, providing privacy and comfort.

The property has undergone a complete renovation that involved the re-roofing, the renewal of all systems and the complete replacement of fixtures. All rooms are also equipped with air conditioning, ensuring maximum living comfort in every season.

An ideal solution for those who want to live in a home with a historical flavor, with modern finishes and state-of-the-art facilities, in the heart of one of the most charming villages of **Tuscany**. Public parking is only 200 m away.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2956 – SCENIC TOWNHOUSE

**TYPE:** townhouse

**CONDITIONS:** restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 205 square meters (2,206 square feet)

**TOTAL ROOMS:** 8

**BEDROOMS:** 2

**BATHROOMS:** 3

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, parquet flooring, wooden beams, ancient well, sandstone stairs, former covered courtyard

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 388.50 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (100m; 1' a piedi), Anghiari (10km; 15'), Arezzo (38km; 40'), Cortona (52km; 1h5'), Gubbio (67km; 1h), Perugia (70km; 55'), Assisi (88km; 1h10'), Montepulciano (85km; 1h 20'), Spello (89km; 1h 5'), Pienza (92km; 1h 30'), Siena (110km; 1h 35'), Todi (112km; 1h 20'), Florence (110km; 1h 40'), Orvieto (140km; 1h 50'), San Gimignano (155km; 2h 5'), Rome (238km; 3h)

## CLOSEST AIRPORTS

Perugia San Francesco (69km; 55'), Firenze A. Vespucci (131km; 1h 45'), Bologna G. Marconi (179km; 2h10), Pisa G. Galilei (192km; 2h 20'), Roma Ciampino (251km; 2h 50'), Roma Fiumicino (264km; 2h 55')













ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



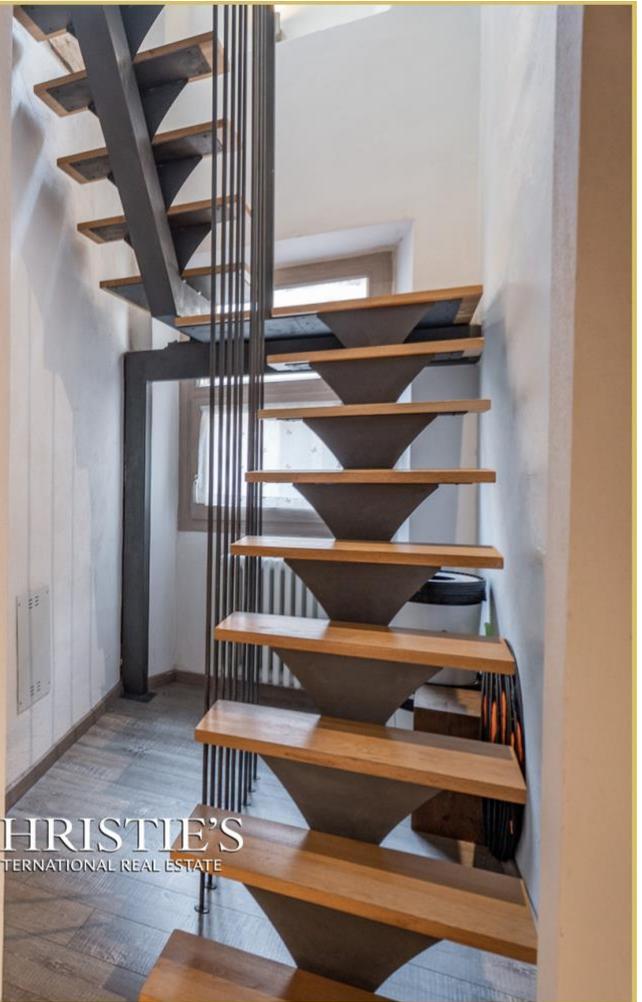
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE









ROMOLINI  
IMMOBILIARE

RR  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

RR  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE







ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



















ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)