

## STUNNING RESTORED APARTMENT WITH PANORAMIC TERRACE FOR SALE IN CASTIGLION FIORENTINO, TUSCANY

Castiglion Fiorentino – Arezzo – Tuscany



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

**Bedrooms**  
4

**Bathrooms**  
3

**Terrace**  
220 m<sup>2</sup>

Magnificent 511-m<sup>2</sup> apartment in a historic *palazzo* dating back to the 17<sup>th</sup> century, completely restored, in the heart of one of Tuscany's most authentic towns. The terrace, extraordinary for its size (about 220 m<sup>2</sup>) and panoramic view, represents a unique outdoor space, with privileged views of Valdichiana, Montecchio Castle, and the historic rooftops of the town, an ideal environment for convivial moments with family and guests.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2975 – APPARTAMENTO SAN GIULIANO

**TYPE:** apartment

**CONDITIONS:** restored, luxury finishes

**LOCATION:** historical center, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 657 square meters (7,069 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** 4

**BATHROOMS:** 3

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, vaulted ceilings, wooden beams, terracotta and parquet floors, Calacatta marble bathrooms, original fireplaces, panoramic terrace, private parking spots, historical cellars to be restored

**TERRACE:** 220 square meters (2,367 square feet)

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 142.72 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (250m, 2'), Arezzo (19km; 25'), Montepulciano (37km; 45'), Anghiari (39km; 40'), Bucine (41km; 45'), Sansepolcro (44km; 50'), Pienza (45km; 50'), Città di Castello (46km; 50'), Umbertide (47km; 50'), Cetona (58km; 55'), Perugia (59km; 1h), Montalcino (62km; 1h 10'), Siena (71km; 1h), Gubbio (77km; 1h 20'), Greve in Chianti (92km; 1h 25'), Orvieto (94km; 1h 15'), Florence (97km; 1h 20'), Castellina in Chianti (98km; 1h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (68km; 1h), Firenze A. Vespucci (114km; 1h 20'), Grosseto C. Baccarini (140km; 1h 45'), Pisa G. Galilei (175km; 2h), Roma Ciampino (196km; 2h 10'), Roma Fiumicino (230km; 2h 25')

## APPARTAMENTO SAN GIULIANO

Magnificent **apartment** in a **historic palazzo** dating back to the **17<sup>th</sup> century**, completely restored, in the heart of one of **Tuscany's** most authentic towns.

This extraordinary residence is located on the edge of the medieval walls and enjoys a rare panoramic view of the valley. The location of **Castiglion Fiorentino** is strategic, between the fascinating Etruscan cities of Arezzo and Cortona.

Connections are convenient: the train station is reachable in a few minutes by car and from Arezzo there are daily direct connections to Florence, Rome, Milan, and Venice, also via high-speed. All main services, along with excellent restaurants, cafes, and shops, are easily reachable on foot.

The property covers an internal area of about 511 m<sup>2</sup> and occupies a significant portion of the building. The rooms, spacious and bright, have been restored with great care and attention to detail.

The main living room, approximately 90 m<sup>2</sup>, is enhanced by a magnificent antique stone fireplace. Some floors retain the original parquet and the lighting has been carefully designed. From the living room's French windows, one can access directly the panoramic terrace, the true highlight of the property.

Adjacent to the living room is a private office space, originally a small chapel, now transformed into an elegant workspace, also equipped with a convenient service kitchen.

The main kitchen, custom-made by *Arclinea*, is equipped with high-end appliances, a wine cellar for 80 bottles, and a breakfast area with a fireplace. It also has direct access to the terrace.

The elegant and refined dining room features a suggestive decorated ceiling and can comfortably seat up to ten people at the large table.

The master suite occupies an entire wing of the apartment and includes a spacious room with stucco decorated ceilings, direct access to the terrace, and a luxurious en-suite bathroom finished in Calacatta marble, equipped with a freestanding bathtub and a large walk-in shower.

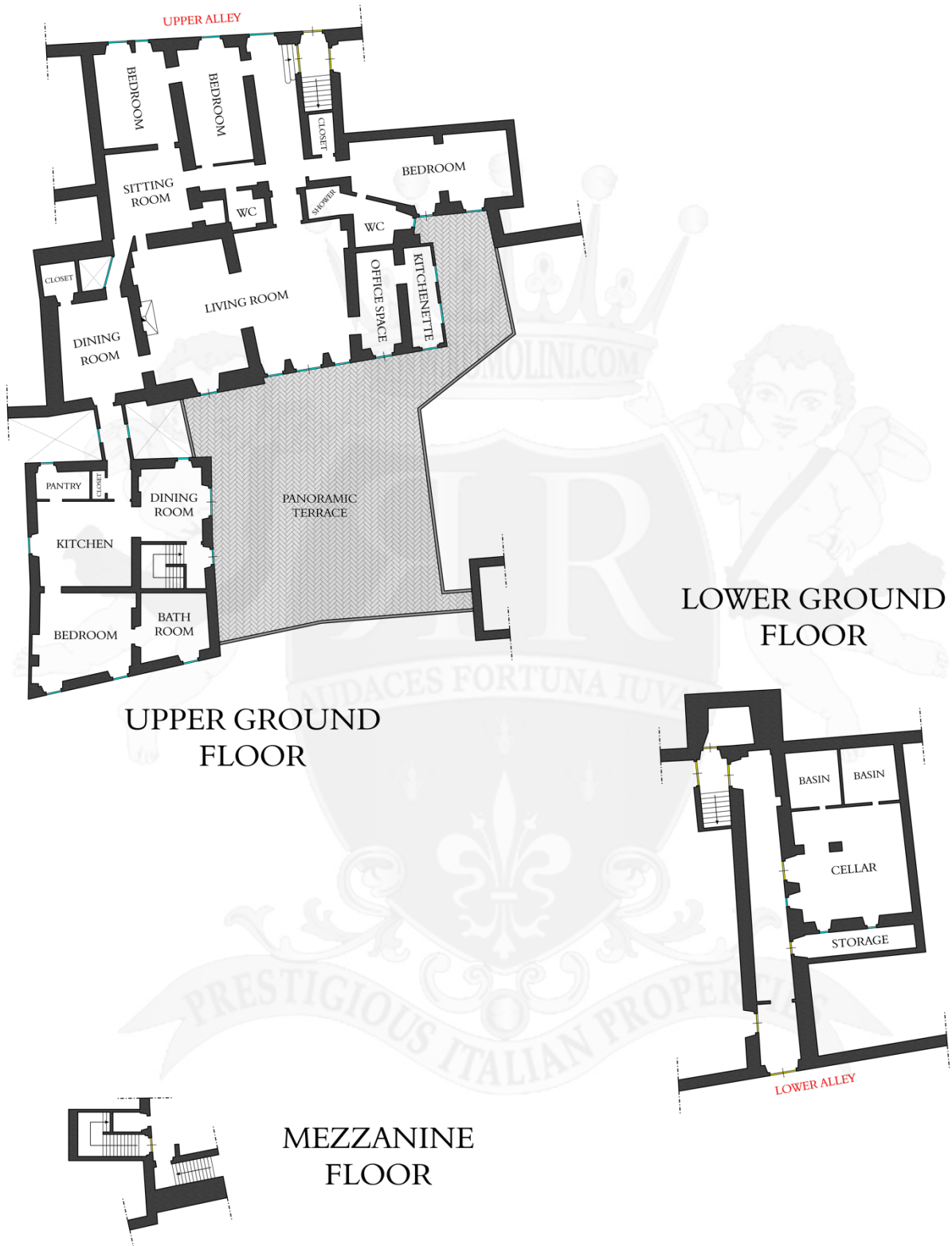
Three additional bedrooms complete the property, characterized by vaulted ceilings or exposed beams; one of these also has a private sauna.

The **terrace**, extraordinary for its size (about 220 m<sup>2</sup>) and panoramic view, represents a unique outdoor space, with privileged views of **Valdichiana**, **Montecchio Castle**, and the historic rooftops of the town, an ideal environment for convivial moments with family and guests.

The property also includes **two private parking spaces** in the condominium courtyard and a **historic cellar** of about 146 m<sup>2</sup>. With the necessary permits, the cellar could be connected to the home: the rooms, however, require maintenance works but offer great potential and a unique charm.

Due to its characteristics and location, the property is perfectly suited both as a main residence and as an elegant holiday home or tourist investment.

## FLOOR PLAN OF THE APARTMENT



















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