

## RESTORED TOWNHOUSE FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany



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

**Bedrooms**  
2

**Bathrooms**  
2

In the heart of **Sansepolcro's historic center**, charming independent **townhouse** for sale, expertly renovated respecting the building's original features.

The ground floor entrance leads to a suggestive rustic hall with exposed stone walls and typical architectural details, such as arches and original masonry, as well as a convenient restroom. The first floor features the living area with a habitable kitchen with fireplace and a bright double bedroom. The second floor hosts a second habitable kitchen, an additional double bedroom with en-suite bathroom. A large skylight provides great brightness to the rooms.

The property, with roofs and floors already renovated, retains the authentic charm of historic homes, while offering interesting possibilities for interior customization.

The central location and multi-level layout make this property ideal as both a charming residence and an investment, perfect for converting into an accommodation business.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2997 – PALAZZO PIERO

**TYPE:** townhouse

**CONDITIONS:** restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 130 square meters (1,399 square feet)

**TOTAL ROOMS:** 8

**BEDROOMS:** 2

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta floors, original stone fireplace, skylight, *pietra serena* stone staircase

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**FUEL:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 284.32 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'), Roma (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<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
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  
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)