

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

Sansepolcro – Arezzo – Tuscany



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

**Bedrooms**  
2

**Bathrooms**  
1

In the **historic center of Sansepolcro**, a pearl of the Tuscan Renaissance, 127-m<sup>2</sup> **townhouse** with independent entrance for sale. Its central position guarantees immediate access to all services (supermarkets, shops, banks, schools, pharmacies...). The property develops over three levels, offering generous volumes waiting to be reinterpreted through skillful restoration.

On the ground floor, there is a large multipurpose room (currently cellar/storage); ascending, the first floor consists of a small living area with kitchenette, two bedrooms, and a bathroom. The second floor leads to the attic, currently in builder's finish with exposed beams, ideal as an auxiliary space and perfect for personalization according to your needs.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3007 – CASA AURELIO

**TYPE:** townhouse

**CONDITIONS:** to be restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 127 square meters (1,366 square feet)

**TOTAL ROOMS:** 4

**BEDROOMS:** 2

**BATHROOMS:** 1

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta and ceramic flooring, cellar, lofts, bright rooms

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**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 (100m; 1' on foot), 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<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
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<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
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)