

Ref. 3014 – APPARTAMENTO DANTE

[www.romolini.com/en/3014](http://www.romolini.com/en/3014)

## APARTMENT WITH GARDEN FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany



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

**Bedrooms**  
3

**Bathrooms**  
3

**Total land**  
210 m<sup>2</sup>

In the heart of the historic center of Sansepolcro, charming historic apartment for sale spread over two levels, enriched by a rare private garden of about 190 m<sup>2</sup>, a characteristic lemon house and a convenient external storage room for tools. The property develops into ten total rooms and offers spacious, versatile environments rich in charm.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3014 – APPARTAMENTO DANTE

**TYPE:** apartment

**CONDITIONS:** restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 269 square meters (2,894 square feet)

**TOTAL ROOMS:** 10

**BEDROOMS:** 2 (up to 3)

**BATHROOMS:** 3

**ANNEXES:** closet

**MAIN FEATURES:** stone and brick walls, ceramic and *graniglia* floors, vaulted ceilings, wooden beams, private courtyard, garden

**EXTERIOR:** 210 square meters (2,260 square feet)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators + fireplace + stove

## 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')

## APPARTAMENTO DANTE

In the heart of the **historic center of Sansepolcro**, charming **historic apartment** for sale spread over two levels, enriched by a rare **private garden of about 190 m<sup>2</sup>**, a characteristic lemon house and a convenient external storage room for tools.

The property develops into ten total rooms and offers spacious, versatile environments rich in charm. The entrance leads to a central corridor that harmoniously distributes the spaces in the living area. From here one has access to both the kitchen and the living room and dining room, all with direct access to the garden, the true highlight of the property. From the kitchen, there is also access to an extremely reserved and pleasant **outdoor courtyard (20 m<sup>2</sup>)**.

On the opposite side of the corridor is a large hall, ideal as a convivial space, as well as a practical storage room and a bathroom serving the ground floor.

A staircase leads to the upper floor, where the sleeping area consists of two generously-sized and particularly bright rooms, an office space, a laundry room, and a large bathroom equipped with a corner *Jacuzzi*. From one of the bedrooms, the study, and the laundry room, you can directly access a terrace that harmoniously connects these environments among themselves and with the outside.

The internal layout also offers interesting customization possibilities: the laundry can be directly connected to the study, thus creating a second independent living area with direct access to the garden, an ideal solution for guests, professional studio, or multi-family use.

It is also possible to separately purchase a garage accessible from the property's outdoor spaces, equipped with automatic and zoned irrigation system, an element that makes outdoor spaces particularly functional and well-kept.



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



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



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

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

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

(+39) 0575 788 948

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

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