

APARTMENT WITH TERRACE FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany



Interiors
123 m²

Bedrooms
2 (up to 3)

Bathrooms
2

In the heart of the **historic center of Sansepolcro**, a few steps from **Piazza Torre di Berta** and **Via XX Settembre**, this 123-m² **apartment** is located on the second floor of an elegant historic building, of four total units. The residence extends lengthwise, with rooms overlooking the characteristic alley of the village and on one side completely open to a wonderful leafy and flowering garden, which provides great brightness and a pleasant feeling of tranquility and privacy.

The entrance leads to a hallway that harmoniously connects all the rooms of the house. The large and bright kitchen and living room have direct access to a splendid habitable terrace of about 15 m², extremely private and livable, overlooking the garden.

The sleeping area, well separated from the living spaces, includes two very bright bedrooms, with high ceilings, one of which is particularly spacious, characterized by two large windows that further enhance the internal spaces. The property is completed by a bathroom shared with the living area and a room previously used as a kitchen, ideal for creating a bathroom with a bathtub and shower or another bedroom with an en-suite bathroom.

All major services are easily reachable on foot in the historic center of Sansepolcro. Very close is a well-served commercial area with supermarket, bank, post office, pharmacy, and bar.

SUMMARY OF THE PROPERTY

REFERENCE #: 3015 – APPARTAMENTO FRANCESCA

TYPE: apartment

CONDITIONS: to be restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 123 square meters (1,323 square feet)

TOTAL ROOMS: 5

BEDROOMS: 2 (up to 3)

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: historical building, overlooks on the garden, private terrace, terracotta and ceramic flooring, wooden beams

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')







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