

## APARTMENT FOR SALE IN SANSEPOLCRO, JUST A FEW STEPS FROM PIAZZA TORRE DI BERTA

Sansepolcro – Arezzo – Sansepolcro



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

**Bedrooms**  
2 (up to 3)

**Bathrooms**  
1

In the heart of **Sansepolcro**, inside a beautiful **historic building**, is this elegant **apartment** of about 170 m<sup>2</sup>, a home full of character, light, and atmosphere, centrally located and very convenient to all services. The property is in excellent structural condition but requires interior work to become habitable.

The entrance opens onto a large, extremely bright living room, a spacious and welcoming space enhanced by two large windows that fill the environment with natural light.

The sleeping area hosts two bedrooms: one decorated with a dramatic antique fireplace, the other connected to a room perfect as a study, walk-in closet, sitting room, or creative space.

The bathroom has a window and is quite bright, while the living/dining area stands out for its brightness and the warm, elegant atmosphere created by an original fireplace, a detail of great value that gives the environment a refined flavor.

Completing the property is an additional room with a splendid glass wall, ideal for creating a designer kitchen or a convivial environment with a contemporary taste.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3018 – APPARTAMENTO LUCE

**TYPE:** apartment

**CONDITIONS:** to be restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 170 square meters (1,829 square feet)

**TOTAL ROOMS:** 7

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

**BATHROOMS:** 1

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, terracotta and parquet flooring, wooden beams, ample windows, etched stone frames, original fireplaces, vaulted ceilings

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 224.60 kWh/m<sup>2</sup>year)

**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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The image features the logos for Romolini Immobiliare and Christie's International Real Estate. Romolini's logo consists of a red shield with a white 'R' and 'I' intertwined, topped with a crown and flanked by two cherubs. Below the shield is a banner with the text 'EST. 1900 ROMA'. Christie's logo is a red shield with a white 'C' and 'S' intertwined, topped with a crown and flanked by two cherubs. Below the shield is a banner with the text 'EST. 1753 LONDON'.

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