

## RESTORED RENAISSANCE *PALAZZO* FOR SALE IN THE HEART OF SARTEANO, TUSCANY

Sarteano – Siena – Tuscany



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

**Bedrooms**  
3

**Bathrooms**  
5

**Period**  
14<sup>th</sup> century

This elegant historic *palazzo*, already existing in the 14<sup>th</sup> century, belonged to a noble Sienese family that counted among its most illustrious members two popes. The building was skillfully renovated in 2021 with a conservative approach and transformed into an elegant historic residence that combines the charm of history with the comfort of modern times. The systems have also been completely reviewed and upgraded to modern compliance standards.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3031 – PALAZZO SARTEANO

**TYPE:** 14<sup>th</sup>-century historic *palazzo*

**CONDITIONS:** restored (2021)

**LOCATION:** historical center

**ACCESS:** excellent

**INTERIORS:** 386 square meters (4,153 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 3

**BATHROOMS:** 5

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, travertine flooring, etched stone portal, small terrace, private wellness area, grotto in the basement

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 133.47 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** air conditioning + fireplace

## CLOSEST CITIES AND TOWNS

Closest services (250m; 2'), Cetona (17km; 30'), Pienza (27km; 40'), Montepulciano (29km; 45'), Cortona (65km; 1h 10'), Tuoro sul Trasimeno (69km; 1h 10'), Perugia (71km; 1h 35'), Siena (74km; 1h 30'), Saturnia (76km; 1h 50'), Monteriggioni (90km; 1h 40'), Todi (92km; 1h 35'), Gaiole in Chianti (101km; 1h 45'), Florence (132km; 1h 55'), Rome (174km; 2h 20'), Lucca (214km; 2h 35')

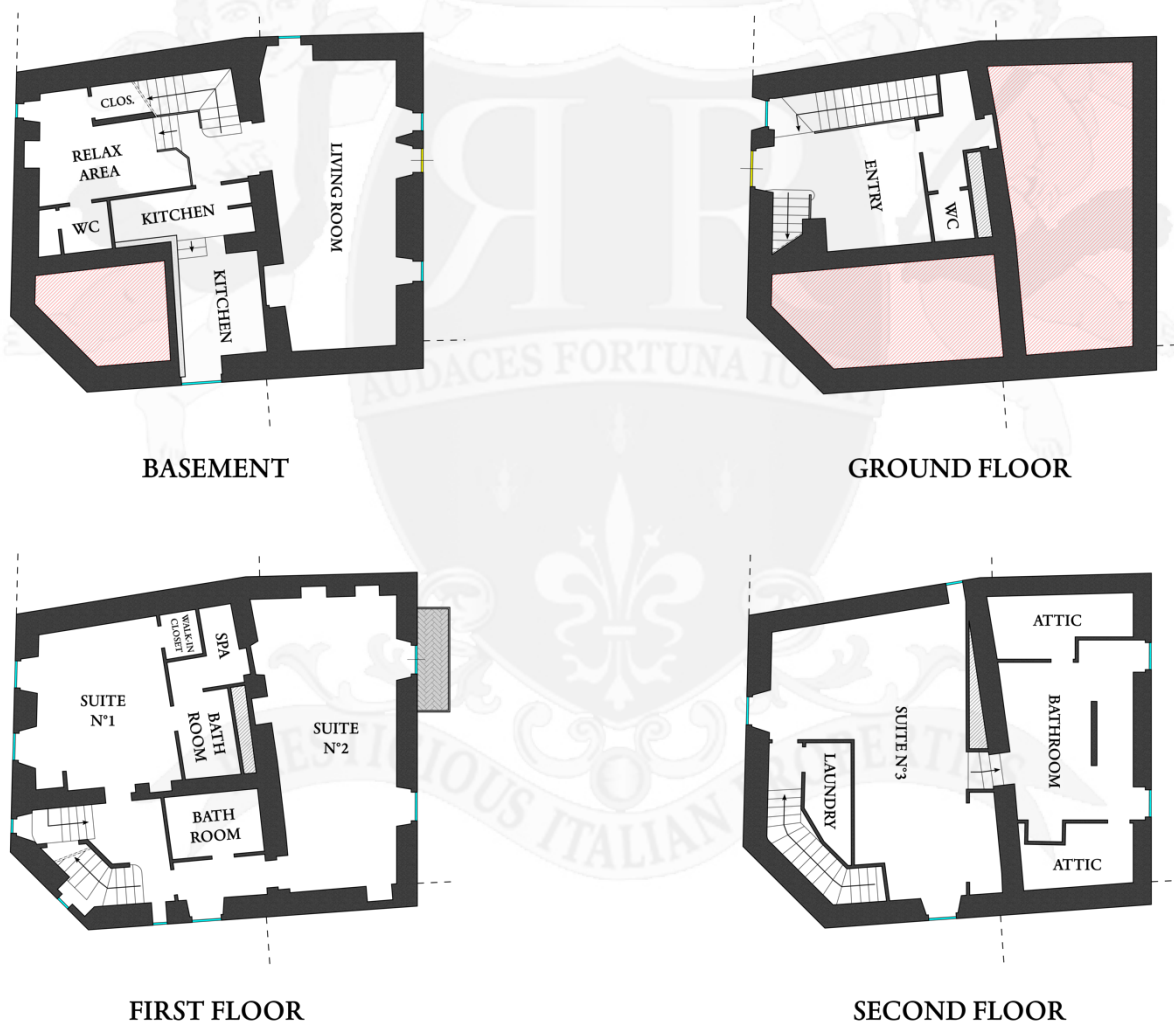
## CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h 40'), Grosseto C. Baccarini (99km; 1h 45'), Firenze A. Vespucci (153km; 1h 55'), Roma Ciampino (187km; 2h 15'), Roma Fiumicino (201km; 2h 20'), Pisa G. Galilei (214km; 2h 35'), Bologna G. Marconi (235km; 2h 45')

## PALAZZO SARTEANO

This elegant **historic palazzo**, already existing in the **14<sup>th</sup> century**, belonged to a noble Siense family that counted among its most illustrious members two popes. The building was skillfully **renovated in 2021** with a conservative approach and transformed into an elegant **historic residence** that combines the charm of history with the comfort of modern times. The systems have also been completely reviewed and upgraded to modern compliance standards.

The building (386 m<sup>2</sup>) is spread over four levels in total. On the ground floor, entering from the alley of the town, one is welcomed by a reception/lounge with a service bathroom. From here, one goes down to the basement where an elegant rustic hall with kitchen, relaxation area, service bathroom have been created. A grotto (visible through a glass floor in the relax area) appears to connect the palace to the town's castle. Climbing upwards, ones reaches the night area, distributed over two floors and consisting of three beautiful suites. Suite N°1 is equipped with walk-in closet and private bathroom with mini-spa and chromotherapy. Suite N°2 has a bathroom with hydromassage shower and private balcony. Suite N°3 is located in the attic and is equipped with a beautiful bathroom with double shower and walk-in closet. Also in the attic are the laundry and two convenient storage rooms.



The town of **Sarteano** has all the necessary services (supermarkets, schools, banks, bars, restaurants...) and is in a very convenient position for visiting both **Tuscany** and **Umbria**: the town is only a few kilometers from the **A1 motorway** exit.



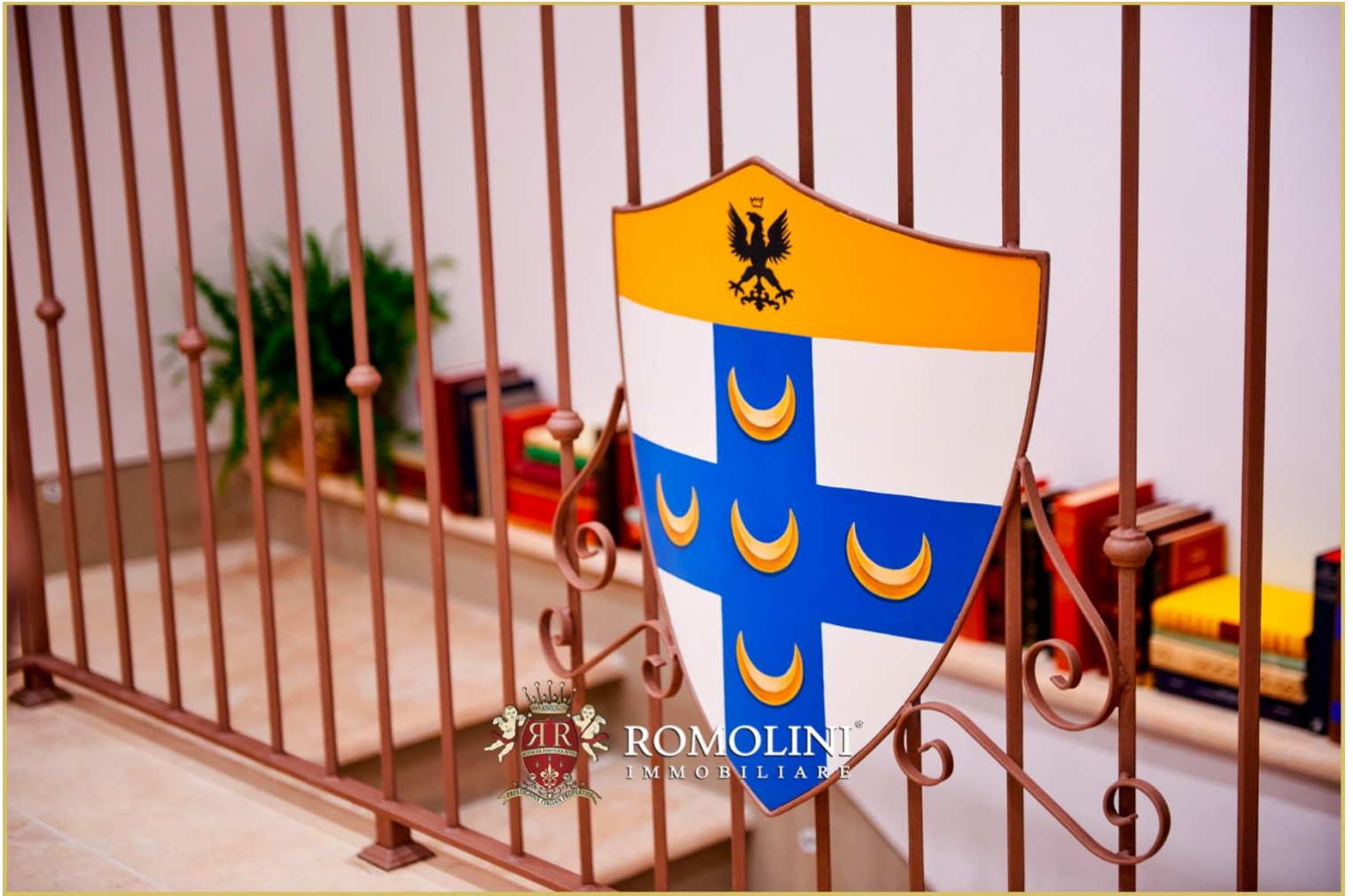








































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