

Ref. 3045 – **VILLA SANTA CATERINA**

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LUXURY DEVELOPMENT OPPORTUNITY IN THE HISTORICAL CENTER OF SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany



Interiors
Up to 938 m²

Bedrooms
Up to 8

Bathrooms
Up to 7

Garden
Up to 454 m²

In the historic center of Sansepolcro, along the city walls, abandoned workshop for sale with a project for the construction of a luxury house. The three projects proposed over the years, all feasible, envisage the construction of a building perfectly integrated with the historic center: a modern and functional structure covered by green roofs that do not disturb the context where the building will be located.

SUMMARY OF THE PROPERTY

REFERENCE #: 3045 – VILLA SANTA CATERINA

TYPE: project for a luxury villa

CONDITIONS: to be built

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: up to 938 square meters (10,093 square feet)

TOTAL ROOMS: up to 20

BEDROOMS: up to 8

BATHROOMS: up to 7

ANNEXES: guesthouse, garage

MAIN FEATURES: former workshop to be demolished, project for a luxury villa with hanging gardens, project for a pool

EXTERIOR: up to 454 square meters (4,885 square feet)

GARDEN: to be landscaped

SWIMMING POOL: possible

ELECTRICITY: to be connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Servizi più vicini (100m; 2'), Anghiari (10km; 10'), Arezzo (38km; 40'), Cortona (52km; 1h), Gubbio (67km; 55'), Perugia (72km; 50'), Assisi (82km; 1h), Montepulciano (88km; 1h 20'), Spello (89km; 1h 5'), Pienza (95km; 1h 20'), Siena (100km; 1h 40'), Todi (110km; 1h 10'), Firenze (111km; 1h 25'), Orvieto (145km; 1h 40'), San Gimignano (153km; 1h 50'), Roma (240km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (69km; 50'), Firenze A. Vespucci (132km; 1h 40'), Bologna G. Marconi (178km; 2h), Pisa G. Galilei (192km; 2h 20'), Roma Ciampino (252km; 2h 50'), Roma Fiumicino (266km; 2h 50')

VILLA SANTA CATERINA

In the **historic center of Sansepolcro**, along the city walls, **abandoned workshop** for sale with a **project for the construction of a luxury house**. The three projects proposed over the years, all feasible, envisage the construction of a **building perfectly integrated with the historic center**: a modern and functional structure covered by green roofs that do not disturb the context where the building will be located.

All services are available nearby and easily accessible on foot (less than 5 minutes from a supermarket and the shops of the historic center). Sansepolcro hosts various educational institutions ranging from nursery to high schools, and there are services such as banks, post offices, and pharmacies. The hospital, located just outside the town, can be reached in less than 5 minutes by car.

PROJECT N°1

The first project involves a **detached house** (665 m² – 7,155 ft², 3 bedrooms and 6 bathrooms) of large size, characterized by roof gardens that make it almost invisible from above.

- **Basement:** spacious garage with four parking spaces, gym, cellar/relaxation room, technical room and service bathroom;
- **Ground floor:** large living room, dining room with open kitchen, two bedrooms with en-suite bathrooms, laundry, service bathroom, auxiliary room usable as a storage or workshop;
- **First floor:** lounge, study, service bathroom and bedroom with en-suite bathroom.

The house is complemented by a **private garden of 454 m²**, perfect for relaxing outdoors but also for spending pleasant moments in company.

At the same time, the project provides for a **small dependance** (76 m² – 806 ft², 2 bedrooms and 2 bathrooms) on two floors, consisting of a living/dining room with kitchen, two bedrooms, and two bathrooms. The building has an **exclusive outdoor space of 50 m²**.

PROJECT N°2

The second project involves a smaller **detached house** (392 m² – 4,155 ft², 5 bedrooms and 5 bathrooms), characterized by inclined roof gardens and almost invisible.

- **Ground floor:** living/dining room, kitchen, bedroom with en-suite bathroom, bedroom, two bathrooms, laundry, gym, indoor pool, technical room and garage;
- **First floor:** living/study room, bedroom with en-suite bathroom, and two bedrooms with a shared bathroom.

The house is complemented by an **exclusive outdoor space of 437 m²**, which includes a paved apron at the entrance and a large garden for relaxation. The horseshoe shape of the building creates a kind of courtyard between the two arms of the building, where a beautiful **pool** could be built.

At the same time, the project provides for a **small dependance** (76 m² – 806 ft², 2 bedrooms and 2 bathrooms) on two floors, consisting of a living/dining room with kitchen, two bedrooms, and two bathrooms. The building has an **exclusive outdoor space of 50 m²**.

PROJECT N°3

Finally, the third project involves a **two-family villa** (572 m² – 6,155 ft², 8 bedrooms and 4 bathrooms), with two residences on two floors:

- **House A** (198 m²): living/dining room, habitable kitchen, three bedrooms, and two bath-

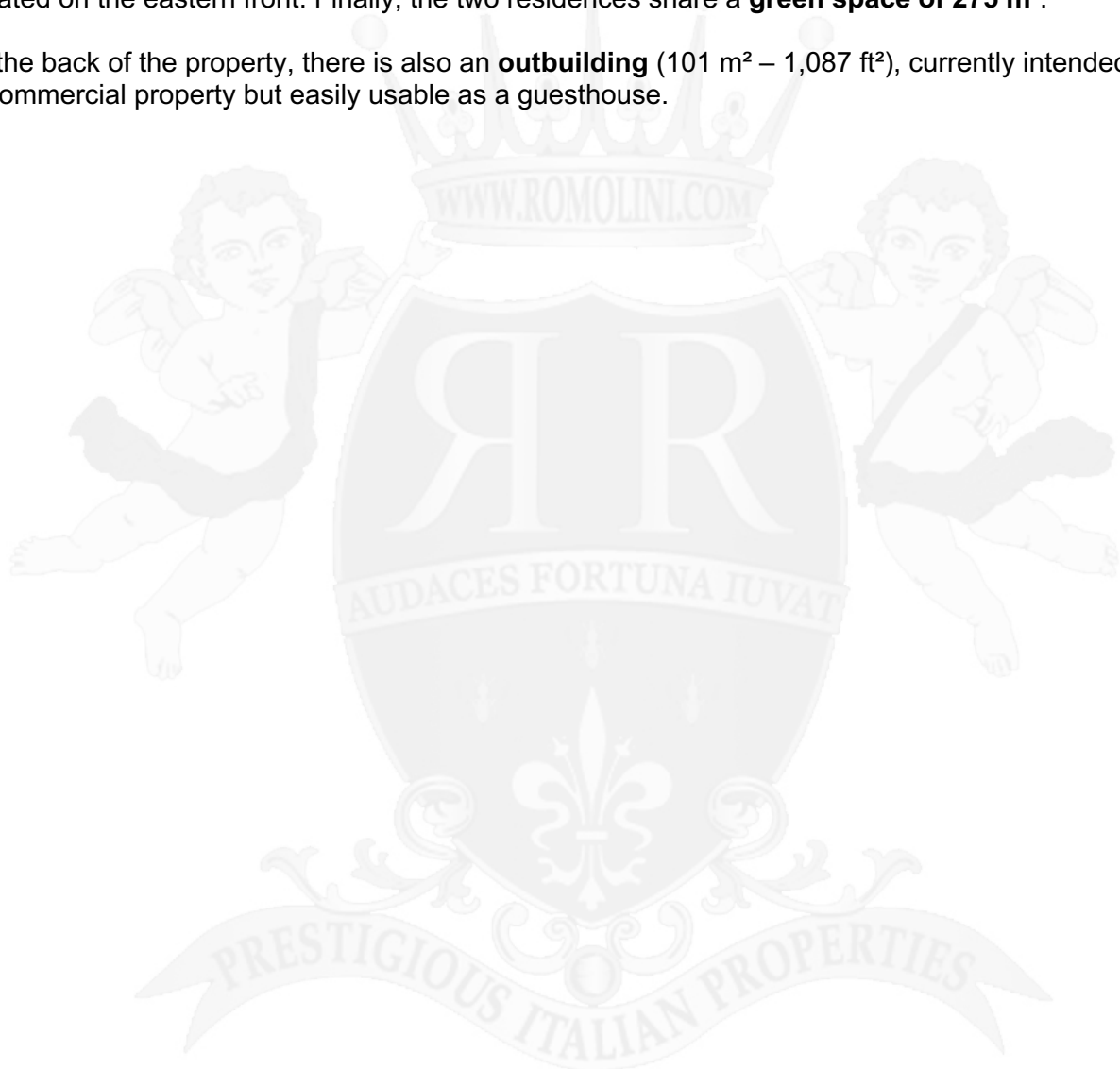
rooms;

- **House B** (214 m²): living/dining room, habitable kitchen, five bedrooms, and two bathrooms.

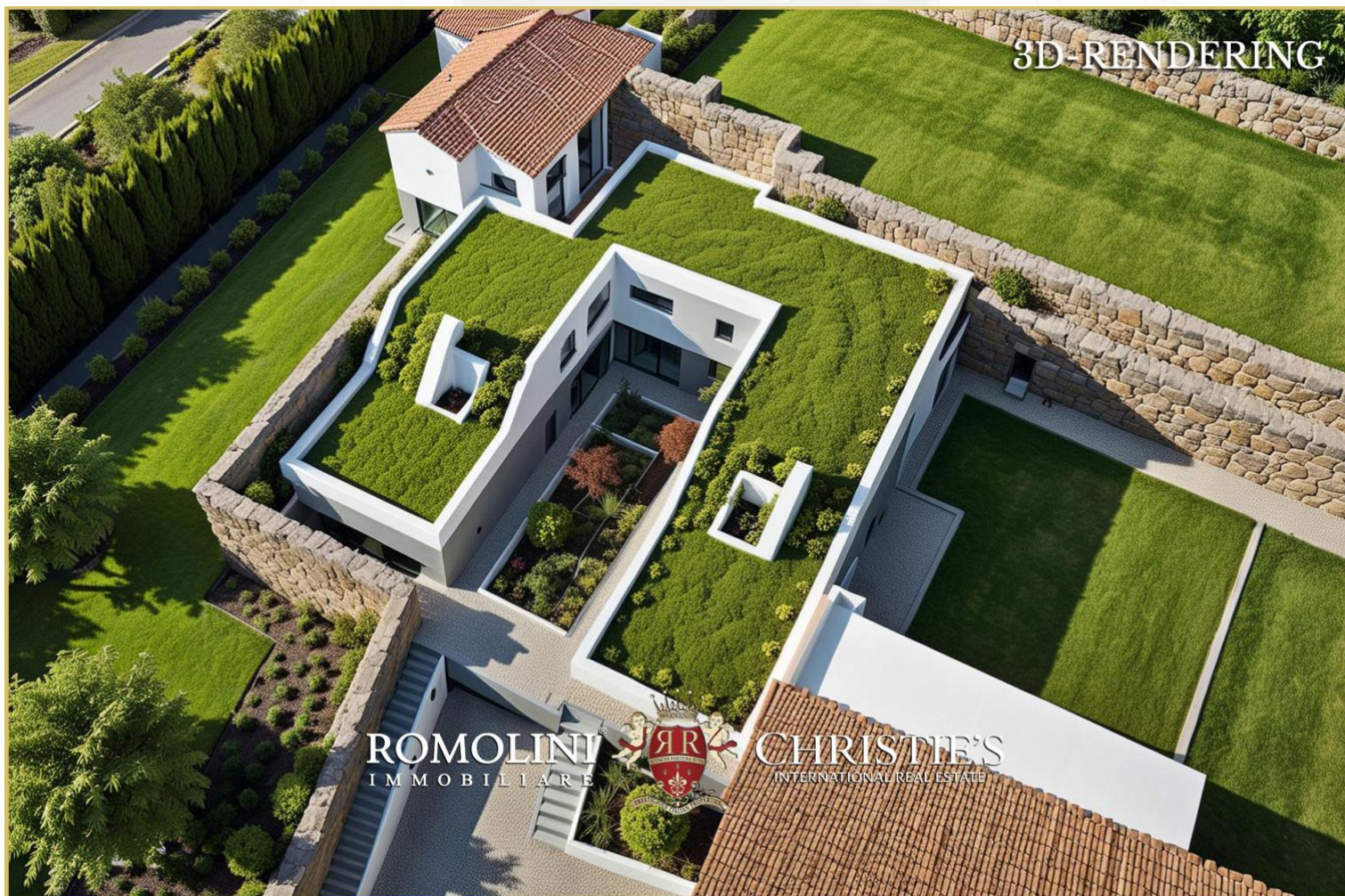
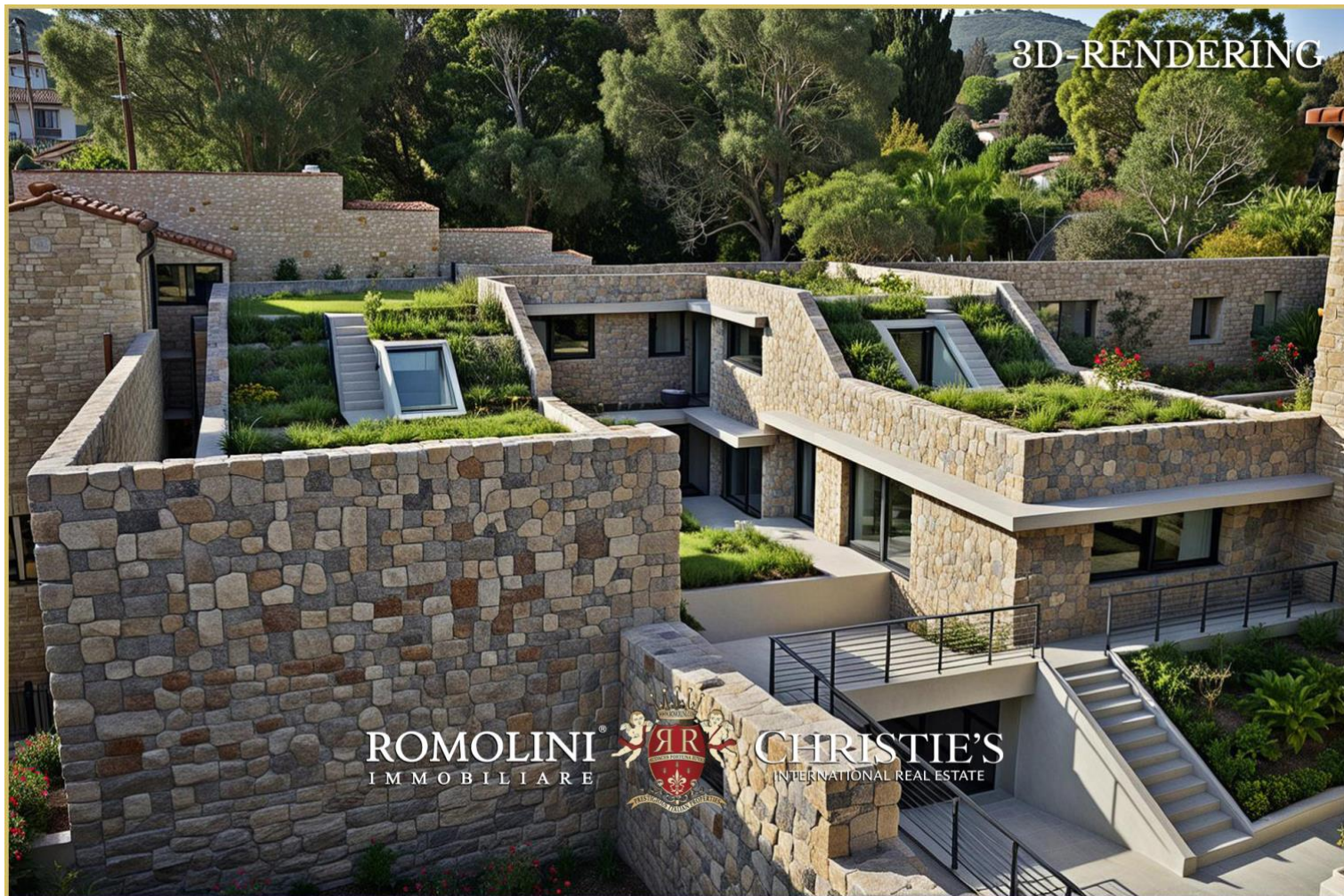
On the basement level of the structure, there is a **large garage** (160 m² – 1,722 ft²) consisting of three rooms: the central space is shared by the two residences, while the two wings (respectively 46 sqm and 53 sqm) are exclusively associated with each residence and have staircases to directly access the house. Outside, an **additional garage** (105 m² – 1,130 ft²) can be allocated to one of the two houses depending on needs.

Both residences have a **small private garden** (about 39 m² each) located at the center of the “horseshoe” formed by the building. House B is also equipped with an **exclusive garden** (163 m²) located on the eastern front. Finally, the two residences share a **green space of 275 m²**.

At the back of the property, there is also an **outbuilding** (101 m² – 1,087 ft²), currently intended as a commercial property but easily usable as a guesthouse.











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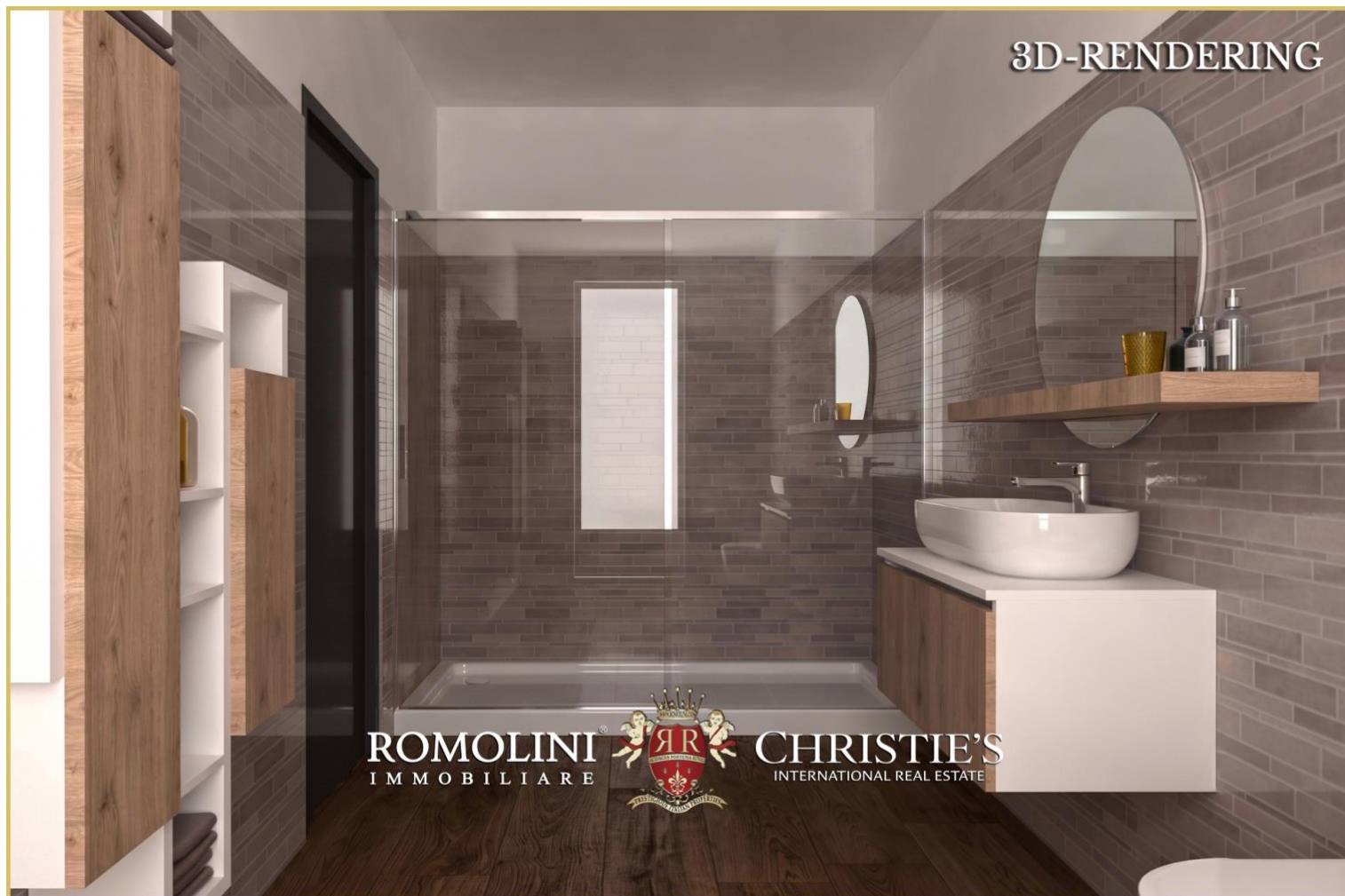
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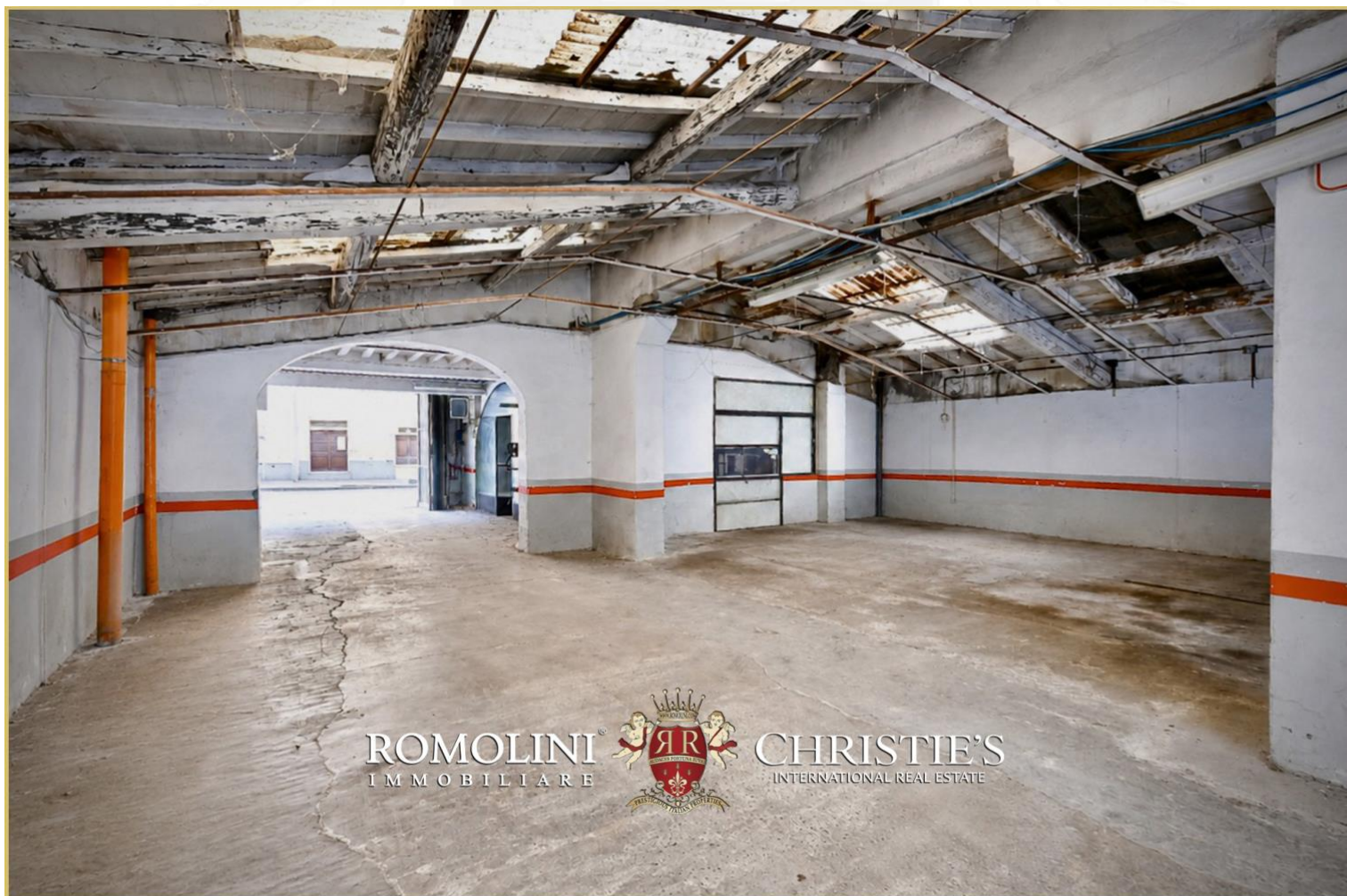


















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