

## RESTORED APARTMENT FOR SALE IN THE HISTORICAL CENTER OF SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany



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

**Bedrooms**  
1

**Bathrooms**  
1

This cozy **64-m<sup>2</sup> apartment**, recently renovated with great care and taste, combines the charm of an intimate environment with the functionality of modern life. The spaces, bright and perfectly distributed, have been enhanced by quality finishes and refined details that give the whole house a warm and delightful atmosphere.

Upon crossing the entrance threshold, you immediately find yourself facing a completely renovated kitchen, designed to combine practicality and aesthetics in a modern and well-organized space. On the right opens a welcoming and well-proportioned living room, ideal for relaxing moments or hosting friends. The sleeping area consists of a spacious bedroom, a true oasis of tranquility characterized by an intimate and relaxing atmosphere. Completing the property is an elegant bathroom finished in every detail, equipped with a comfortable shower cabin.

A great value adds a **private storage** (25 m<sup>2</sup>), a rare and precious convenience for car parking or as extra support space, a rare and always highly requested resource.

Impeccable renovation, luxury finishes, and comprehensive comforts make this gem an ideal solution both for those looking for a ready-to-live-in home and as an excellent investment for a property to monetize immediately.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3099 – APPARTAMENTO DELIZIA

**TYPE:** apartments

**CONDITIONS:** restored

**LOCATION:** historic center

**ACCESS:** excellent, paved road

**INTERIORS:** 89 square meters (958 square feet)

**TOTAL ROOMS:** 4

**BEDROOMS:** 1

**BATHROOMS:** 1

**ANNEXES:** garage

**MAIN FEATURES:** stone and brick walls, terracotta flooring, wooden beams, decorated stone frames, private garage, overlooking the alley

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (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'), Florence (111km; 1h 25'), Orvieto (145km; 1h 40'), San Gimignano (153km; 1h 50'), Rome (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')



















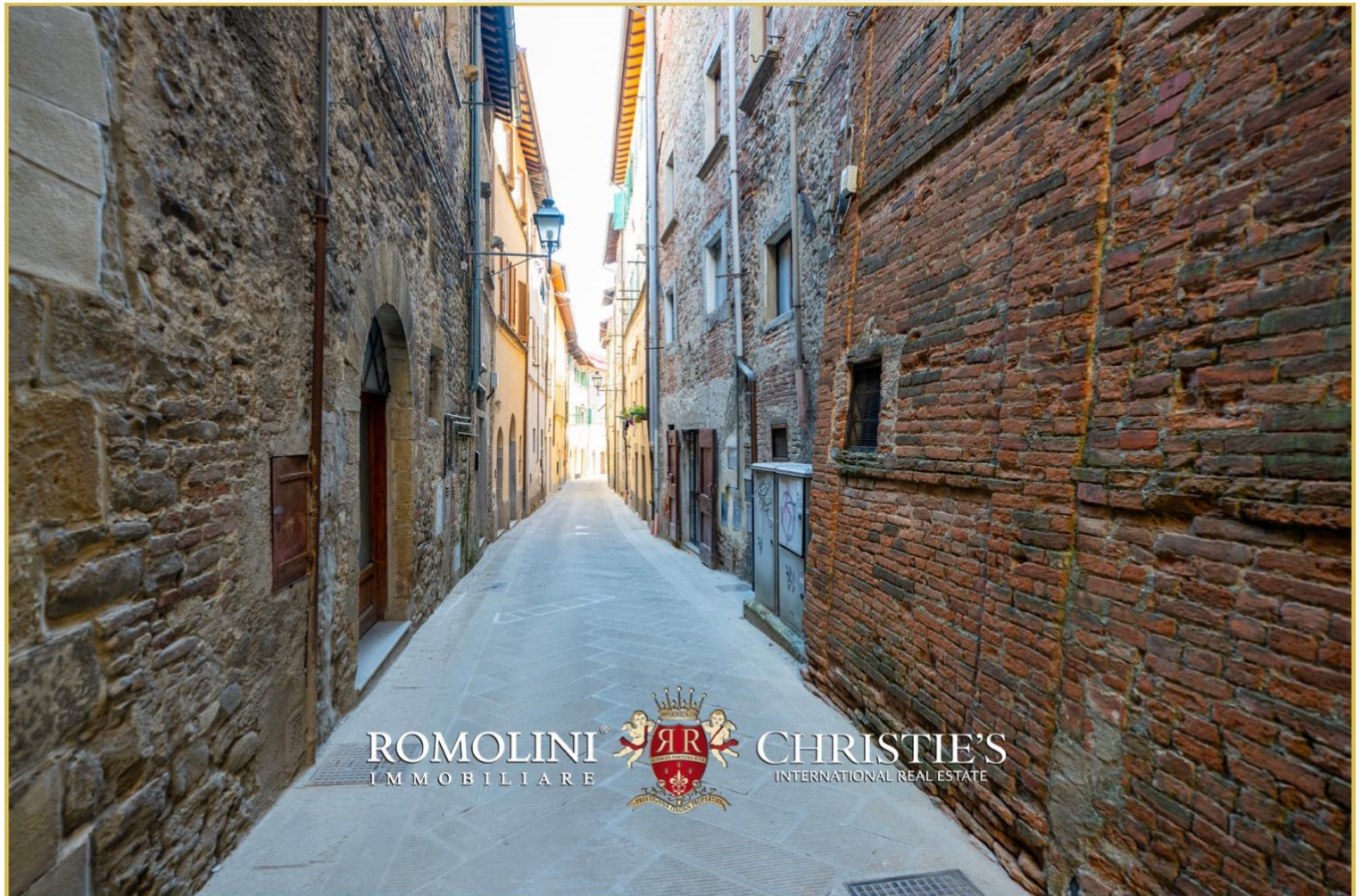
















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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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)