

Ref. 3134 – APPARTAMENTO DON QUIXOTE

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APARTMENT WITH TERRACE AND GARAGE FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany



Interiors
133 m²

Bedrooms
2

Bathrooms
2

Terrace
70 m²

In the heart of **Sansepolcro**, overlooking the city walls, refined 116-m² **apartment** for sale located on the second floor of a building served by an **elevator**. Subject to a meticulous recent renovation, the property combines a refined style with maximum living comfort. The living area unfolds in a bright open space thanks to the triple exposure, directly connected with the modern kitchen and the extraordinary **panoramic terrace of 70 m²**, the real highlight of the property. The outdoor space has been designed as a true outdoor room: surrounded by green plants that guarantee maximum privacy, it offers a splendid oasis of relaxation equipped with a modern electric bioclimatic pergola and a cozy lounge area, ideal for lunches, dinners, and exclusive evenings with company, usable at any time of the year.

The sleeping area includes a beautiful main bathroom and a large master bedroom served by a private reserved bathroom, alongside a versatile additional room that can be used as a child bedroom, office space, or small gym. Completing the interior spaces is a very useful additional room used as a storage room, where essential elements such as a washing machine and dryer are located.

On the ground floor, the apartment has a convenient **17-m² garage**.

The property is transferred including all the designer furnishings visible in the images, offering a unique living opportunity ready to be enjoyed immediately.

SUMMARY OF THE PROPERTY

REFERENCE #: 3134 – APPARTAMENTO DON QUIXOTE

TYPE: apartment

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 133 square meters (1,431 square feet)

TOTAL ROOMS: 6

BEDROOMS: 2

BATHROOMS: 2

ANNEXES: garage

MAIN FEATURES: parquet flooring, moldings, panoramic terrace, views of Sansepolcro's historical center, garage

EXTERIOR: 70 square meters (753 square meters)

GARDEN: no, but terrace

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; 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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