

Ref. 787 – VILLETTA SANSEPOLCRO

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STONE HOUSE WITH GARDEN AND LAKE VIEW FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany

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Interiors
250 sqm

Bedrooms
3 (up to 4)

Bathrooms
2

Total land
4,700 sqm

In a privileged hillside location, just 5 km from the heart of the historic center of Sansepolcro, stone farmhouse for sale. The building (about 250 sqm), well harmonized with the surrounding landscape, gives a panoramic view that extends to Lake Montedoglio, immersing you in a context of absolute tranquility and natural beauty. A plot of land of 4,700 sqm completes the property.

SUMMARY OF THE PROPERTY

REFERENCE #: 787 – VILLETTA SANSEPOLCRO

TYPE: stone house

CONDITIONS: habitable

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 250 square meters (2,690 square feet)

TOTAL ROOMS: 11

BEDROOMS: 3 (up to 4)

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone walls, wooden beams, terracotta floors, fireplaces, PV fixtures with double glazing, garden, vegetable garden

EXTERIORS: 4,700 square meters (1.2 acres)

GARDEN: yes

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

Sansepolcro (8km; 10'), Anghiari (17km; 20'), Arezzo (44km; 45'), Cortona (57km; 1h), Gubbio (70km; 1h), Perugia (76km; 1h), Assisi (88km; 1h 10'), Montepulciano (92km; 1h 25'), Pienza (98km; 1h 30'), Siena (109km; 1h 40'), Montalcino (112km; 1h 55'), Todi (116km; 1h 25'), Florence (123km; 1h 35'), San Gimignano (162km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (76km; 1h), Firenze A, Vespucci (132km; 1h 25'), Bologna G. Marconi (175km; 1h 55'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (275km; 2h 40')

VILLETTA SANSEPOLCRO

In a **privileged hillside location**, just 5 km from the heart of the historic center of **Sansepolcro**, **stone farmhouse** for sale. The building (about 250 sqm), well harmonized with the surrounding landscape, gives a panoramic view that extends to **Lake Montedoglio**, immersing you in a context of absolute tranquility and natural beauty. A plot of land of 4,700 sqm completes the property.

Services are available in the nearby town of Sansepolcro (about 10' by car) and the location on the border between **Tuscany** and **Umbria** ensures quick access to many of the best-known centers of the two regions (Arezzo, Cortona, Gubbio, Perugia, Siena, Florence...).

DESCRIPTION OF THE BUILDING

The **farmhouse** (250 sqm) is on two levels, each designed to offer spacious and functional rooms:

- **Ground floor:** traditional kitchen, sitting room (ideal as an additional bedroom), cellar with external access, perfect for storing wines and typical products, technical room, service bathroom and large garage for the shelter of vehicles or equipment;
- **First floor:** entrance hall leading to a dining room enhanced by an elegant fireplace, three large bedrooms (ideal for accommodating family or guests), a second functional kitchen, a bright living room and a well-finished bathroom;

Built of authentic Tuscan stone, the farmhouse features exposed beams that enhance its rustic charm. Two fireplaces, perfect for heating the rooms, create a cozy atmosphere.

In 2024, modern PVC wood-effect window frames with argon double-glazing and mosquito nets were installed, providing thermal insulation and energy efficiency. In 2025, on the other hand, the boiler was replaced with one of the latest generation (*Termorossi* brand).

EXTERIOR

Surrounded by more than **4,700 sqm (1.2 ac) of terraced land**, the farmhouse offers many possibilities for creating a beautiful garden, an organic vegetable garden or a small orchard area. The layout of the land, with its natural terraces, adds a unique touch to the landscape and guarantees privacy and the possibility of recreating relaxing corners.

USE AND POTENTIAL USES

A short distance from the center of Sansepolcro, this property allows you to live in an area of rare beauty, known for its rich historical and cultural heritage. The historic center offers all essential services, as well as a charming atmosphere with its ancient walls, museums and churches. In the surrounding area, the lush countryside invites hiking, walking and relaxing moments outdoors.

This farmhouse is an ideal choice for those looking for a main residence surrounded by nature, a second vacation home or an investment in a coveted tourist area.



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