

RESTORED TOWNHOUSE, BED & BREAKFAST FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Toscana



Interiors
228 m²

Bedrooms
5

Bathrooms
5

Garden
70 m²

Right in the **historical centre** of **Sansepolcro**, **townhouse** with pensile garden provided with the necessary authorization to be run as a B&B. The property is the result of the union of two adjacent buildings with two staircases, one of which is private and the other for the B&B.

The building is composed as follows:

- **Ground floor:** bedroom with bathroom, laundry, breakfast room (convertible into a garage) kitchen with access to the cozy garden;
- **First floor:** three bedrooms with en-suite bathroom (one with private walk-in closet);
- **Second floor:** kitchen, big living room, bedroom with bathroom and a storage room (suitable for the creation of another bedroom).

Highest quality technological equipment and use of excellent materials for the restoration. The floor on the second level is made of olive wood parquet, while the ceiling is with wooden beams and terracotta tiles. The bathrooms have been recently redone.

SUMMARY OF THE PROPERTY

REFERENCE #: 940 – B&B SANSEPOLCRO

TYPE: townhouse

CONDITIONS: habitable

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 228 square meters (2,453 square feet)

TOTAL ROOMS: 12

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: ceilings with wooden beams and terracotta tiles, terracotta flooring, fireplace, olive parquet flooring, garden, furniture included

EXTERIOR: 70 square meters (753 square feet)

GARDEN: yes, fenced

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 283.10 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

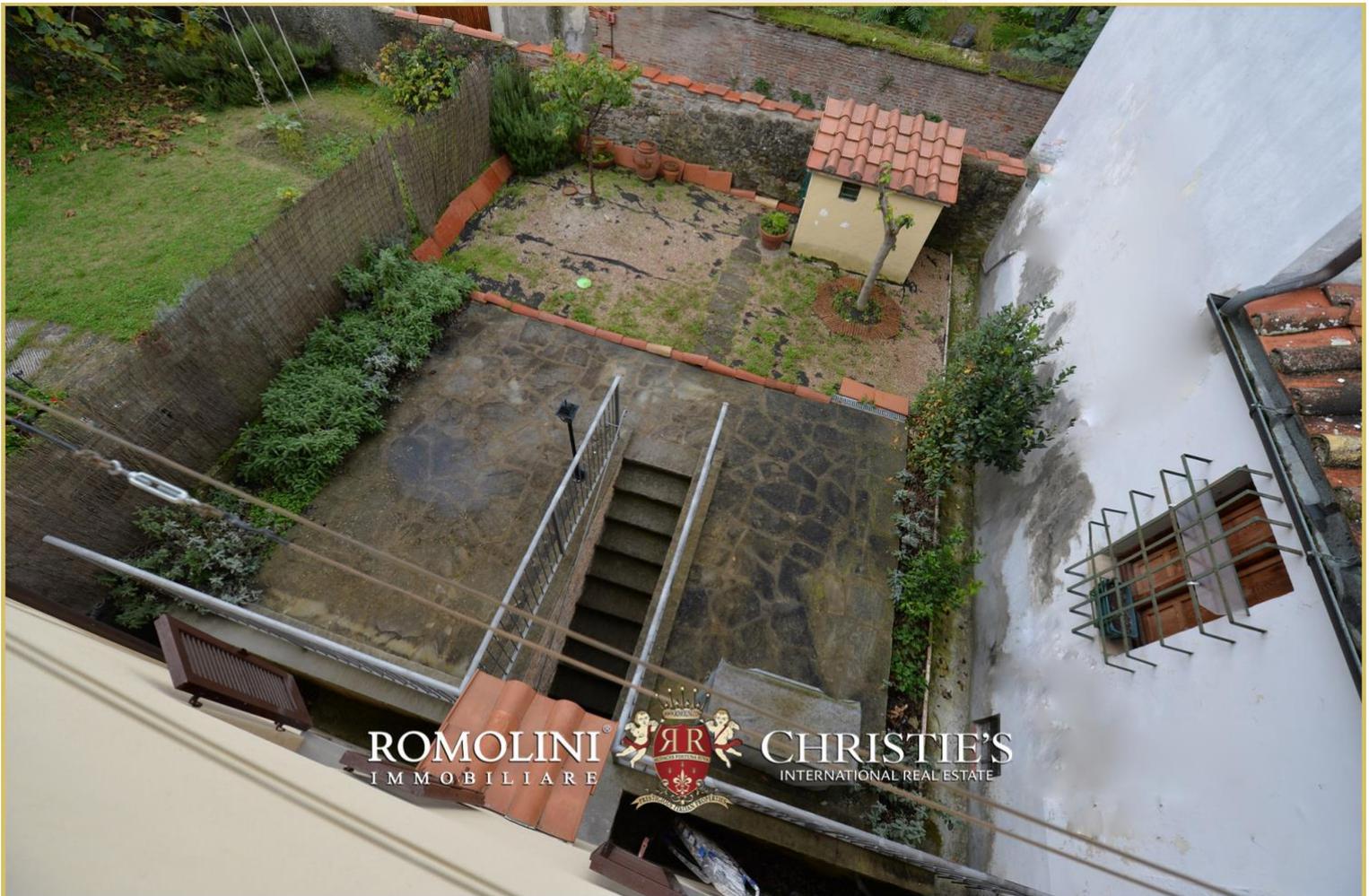
Anghiari (10km; 10'), Arezzo (38km; 40'), Cortona (52km; 1h), Gubbio (67km; 55'), Perugia (72km; 50'), Assisi (82km; 1h), Lago Trasimeno (84,7km; 1h 15'), Montepulciano (88km; 1h 20'), Spello (89km; 1h 5'), Pienza (95; 1h 20'), Siena (100km; 1h 40'), Todi (110km; 1h 10'), Florence (111km; 1h 25'), Orvieto (145km; 1h 40'), San Gimignano (153km; 1h 50'), Rome (240km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (63km, 45'), Forlì (94km; 1h 5'), Firenze A. Vespucci (119km; 1h 25'), Rimini F. Fellini (132km; 1h 35'), Bologna G. Marconi (172km; 1h 40'), Ancona R. Sanzio (210km; 2h), Pisa G. Galilei (211km; 2h 10'), Roma Ciampino (245km; 2h 30'), Roma Fiumicino (260km; 2h 30'), Milano Linate (383km; 3h 25')









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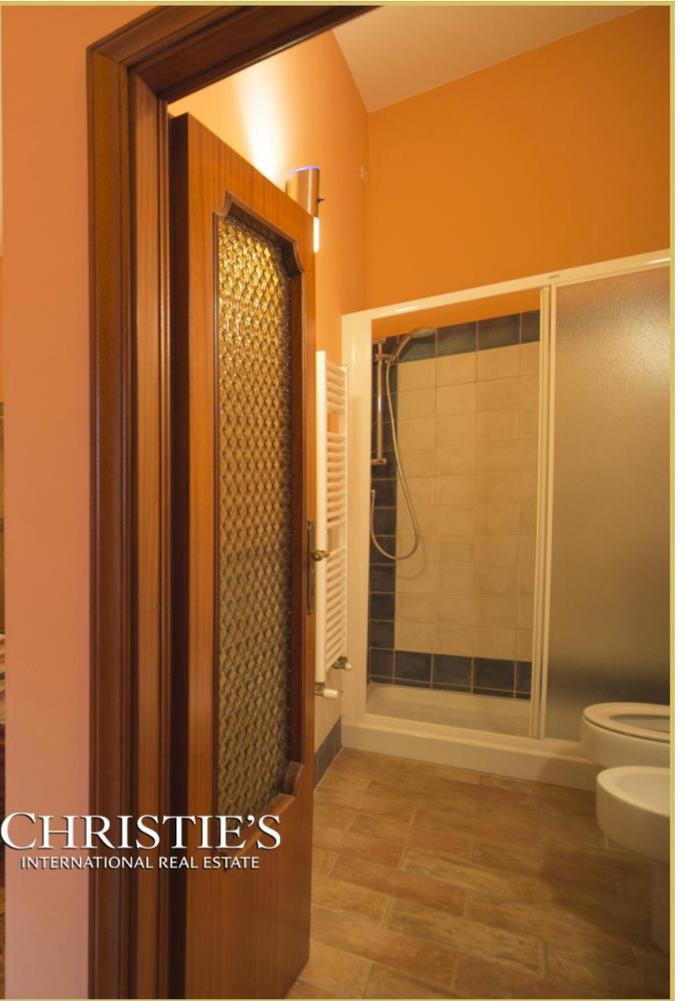
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