



Villa for sale in Sansepolcro

€ 1.400.000

Ref. CBI118-1960-301482



800 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 31

Sansepolcro

We offer for sale, an exclusive Villa Patrizia built in 1614 by an important noble family, developing around the nucleus of an 11th century watchtower. The villa boasts a splendid swimming pool and is completed by 16.2 hectares of land.

The villa has a total area of 550 m2 and is made up as follows.

- Basement floor: cellars, chapel and storage room;
- Ground floor: entrance hall, built-in kitchen with kitchenette, laundry room, dining room, dining room, entrance hall, sitting room and bathroom with shower;
- First floor: seven bedrooms, four of which with en suite bathroom, bathroom, sitting room and 18th century gallery frescoed by a local painter;
- Second floor: two rooms, while a room is located in the tower, which can also be used as a bedroom.

The property also includes a 48m2 garage that can house two cars, as well as storage for gardening tools and machinery, the building's electrical and plumbing plant.

The park surrounding the property extends for 3,500 square meters and was designed as an Italian garden, with box hedges,



centenary trees, cypresses, elms, cedars of Lebanon, firs, horse chestnuts, holm oaks and lime trees. The lawns, replanted in 1995, are equipped with an automatic irrigation system.

The entire park is surrounded by a 2m high fence with four gates, one of which is pedestrian. The park is brightly lit with nine low-consumption lights placed on all the facades of the building.

The swimming pool has a total area of 10 x 5 m and is located in a hilly position on a terraced plot of land, with a splendid view of the Valtiberina.

The villa is completed by approximately 16.2 hectares of land, divided between mixed woodland (8.8 ha) and arable land (7.4 ha).

The property is located 30 km from Arezzo and 50 km from Cortona

Other distances of interest:

* Lake of Montedoglio: 7 km

* Floodplain of the Tiber protected natural area 10 km

* Florence airport: 120km

*Bologna airport 180km

We are at your complete disposal to provide you with further information, as well as to organize a visit to this enchanting property.

Certification

Energy Class: F

EPgInr: 222.33 kwh/□

Features

Property ID: CBI118-1960-301482

Contract: Sale

Categoria: Villa

Address: frazione montedoglio, 94

Zip Code: 52037

Municipality: Sansepolcro

Total sqm: 800 sq.m.

Bedrooms: 7

Bathrooms: 5

Rooms: 31

Internal condition: To Be Cleaned

Floor: Multi-Storey

Total floors: 2

Independent heating: Heating

Parking space: Carport

Date of construction: 1600

Current Status: Available after the deed of sale

Garden: Private, 3.500 sq.m.

Sea distance: 1.000 meter

Kitchen: Regular Kitchen

Garage: for four cars

Tv Antenna : Autonomous

Tv SAT : Autonomous

Closet

ADSL Coverage

Cellar : 20 □

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring : By Law

Jacuzzi

Shower

Wooden Window Frames

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers



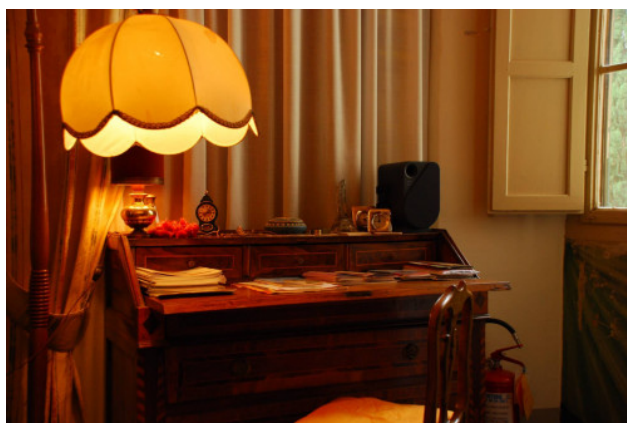
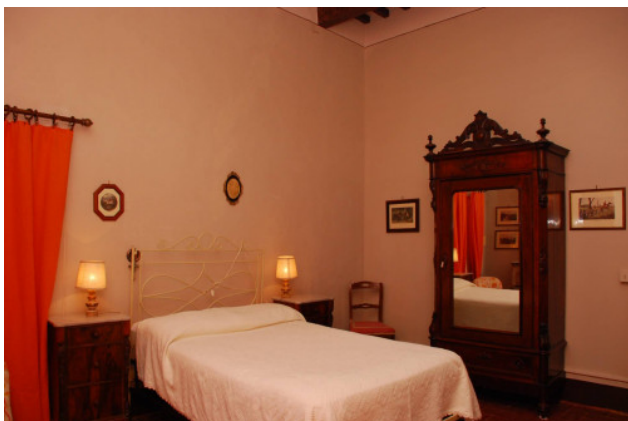
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

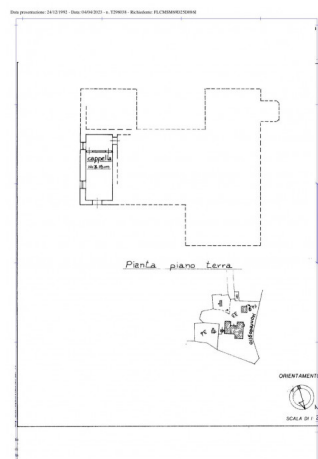
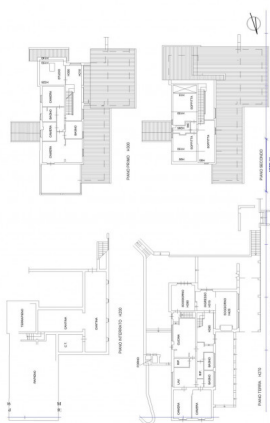
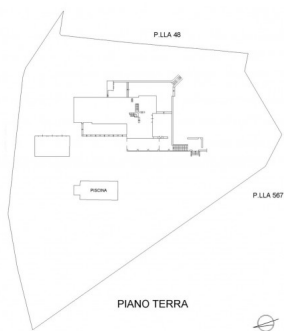


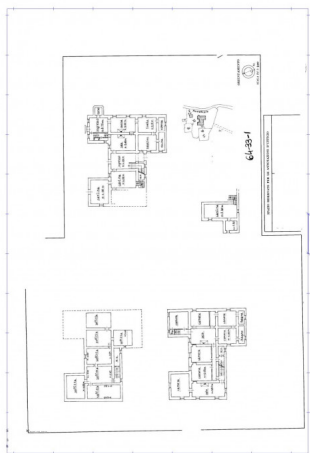












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