



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1292 – CASA PIETRO

COUNTRYSIDE VILLA FOR SALE ALONG A STREAM IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
140 sqm

Bedrooms
3

Bathrooms
1

Garden
1,880 sqm

In **Tuscany**, on the border of a small village in the municipality of **Anghiari**, in the province of Arezzo, **detached villa** with garden for sale. The property is located in a lovely natural setting, with a flowing stream, but is easily reachable from the main road, which is only few meters away.

The **villa** (140 sqm) is laid over two floors as follows:

- **Ground floor:** entrance hall, habitable kitchen, living room, garage and cellar;
- **First floor:** three bedrooms, one with terrace and one with closet, bathroom.

The house has been renovated in 2018 with new electric system, plumbing and new parquet in the sleeping area. On the lower floor, the original terracotta and mosaic flooring of the entrance has been preserved. With the occasion, the owners installed a new air conditioning system.

The building is completed by an outbuilding with tool storage and woodshed and a **1,880-sqm garden** located along a stream with a cozy barbecue area for *al fresco* dinners. A swimming pool could also be built on the premises.

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SUMMARY OF THE PROPERTY

REFERENCE #: 1292 – CASA PIETRO

TYPE: detached villa

CONDITIONS: restored

LOCATION: countryside, close to a small town

ACCESS: excellent, paved road

INTERIORS: 140 square meters (1,506 square feet)

TOTAL ROOMS: 7

BEDROOMS: 3

BATHROOMS: 1

ANNEXES: shed

MAIN FEATURES: ceilings with wooden beams, terracotta and mosaic flooring in the living areas, parquet in the bedrooms, ancient fireplace, terrace, pergola, garden with stream, BBQ area

LAND: 1,880 square meters (0.5 acres)

GARDEN: yes, fenced

ELECTRICITY: already connected

WATER SUPPLY: mains water + private wells (2)

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: fan coils + fireplace + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (200m; 2'), Anghiari (3km; 5'), Monterchi (12km; 15'), Sansepolcro (12km; 15'), Arezzo (25km; 30'), Montepulciano (74km; 1h 10'), Gubbio (75km; 1h 5'), Perugia (79km; 1h 10'), Pienza (82km; 1h 20'), Assisi (91km; 1h 10'), Florence (98km; 1h 25'), Montalcino (102km; 1h 35'), Siena (106km; 1h 25'), Todi (117km; 1h 20'), San Gimignano (141km; 1h 55'), Rome (240km; 2h 40')

CLOSEST AIRPORTS

Perugia San Francesco (77km; 1h), Firenze A. Vespucci (110km; 1h 25'), Pisa G. Galilei (178 km; 2h 5'), Bologna G. Marconi (190 km; 2h), Roma Ciampino (252 km; 2h 35'), Roma Fiumicino (270 km; 2h 50')

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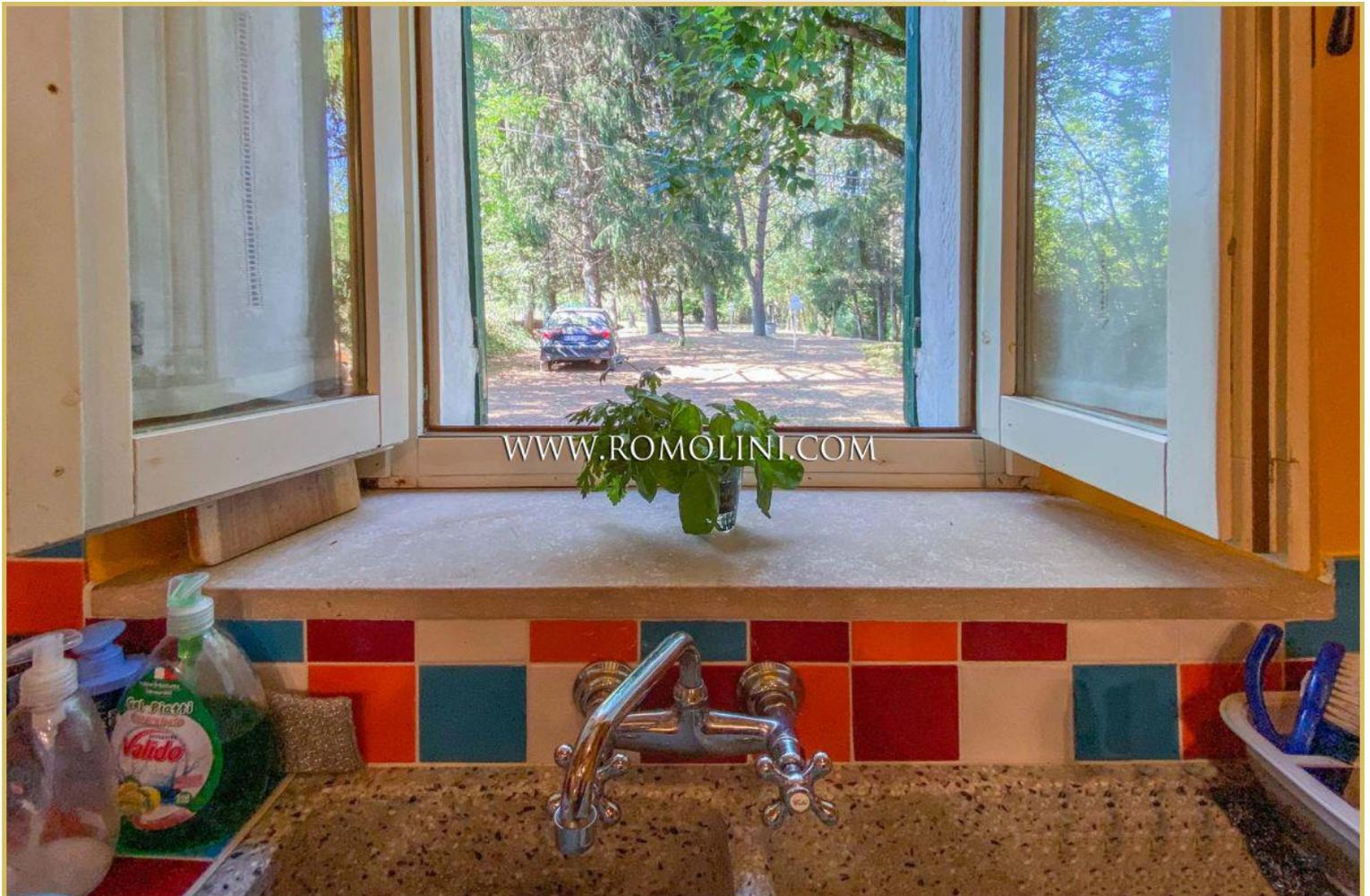


































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