

Ref. 153 – PERIOD MANSION MICHELANGELO

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MANORIAL VILLA WITH SWIMMING POOL FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany**Interiors**
660 sqm**Bedrooms**
10 (up to 11)**Bathrooms**
8**Garden**
2,670 sqm**Swimming pool**
12 x 5 m

On the hills of Tuscany, a short distance from Caprese Michelangelo and with a beautiful view over Lake Montedoglio, we find this 660 sqm manor house with 10 bedrooms and 6 bathrooms. The property, currently a boutique accommodation business, boasts 2,670 sqm of private garden with a 12 x 5 m swimming pool and several annexes.

SUMMARY OF THE PROPERTY

REFERENCE #: 153 – PERIOD MANSION MICHELANGELO

TYPE: manor house with garden and guesthouse

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (50 m)

INTERIORS: 660 square meters (7,102 square feet)

TOTAL ROOMS: 25

BEDROOMS: 10 (up to 11)

BATHROOMS: 6 (+ 2 toilets)

ANNEXES: chapel, drying barn, laundry room, garage

MAIN FEATURES: stone walls, wooden beams, coffered ceilings, original fireplaces, cotto and parquet flooring, terraced garden, swimming pool with solarium, panoramic views

LAND: 2,670 square meters (0.6 acres)

GARDEN: yes, well-maintained

SWIMMING POOL: 12 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Caprese Michelangelo (3km; 5'), Pieve Santo Stefano (11km; 15'), Anghiari (14km; 15'), Sansepolcro (21km; 30'), Arezzo (38km; 45'), Gubbio (83km; 1h 20'), Perugia (86km; 1h 20'), Montepulciano (89km; 1h 30'), Assisi (100km; 1h 30'), Spello (107km; 1h 30'), Firenze (111km; 1h 45'), Siena (109km; 2h 5'), Montalcino (119km; 2h), San Gimignano (155km; 2h 20')

CLOSEST AIRPORTS

Perugia San Francesco (854km; 1h 10'), Forlì Ridolfi (108km; 1h 35'), Firenze Vespucci (125km; 1h 45'), Pisa Galilei (192km; 2h 40'), Bologna Marconi (201km; 2h 20'), Roma Ciampino (263km; 2h 50'), Roma Fiumicino (285km; 3h 10')

PERIOD MANSION MICHELANGELO

On the hills of **Tuscany**, a short distance from **Caprese Michelangelo** and with a beautiful view over **Lake Montedoglio**, we find this 660 sqm **manor house** with 10 bedrooms and 6 bathrooms. The property, currently a boutique accommodation business, boasts 2,670 sqm of private garden with a 12 x 5 m swimming pool and several annexes.

Services are all available in the nearby town of Caprese Michelangelo (3km; 5') and other cities of Tuscany can be reached in less than two hours (Anghiari, Montepulciano, Florence, Siena, Montalcino, San Gimignano...). The closest airport is Perugia (84km; 1h 10') but for intercontinental flights we suggest the terminals in Florence, Pisa, Bologna and Rome.

DESCRIPTION OF THE BUILDINGS

The **manor house** (7 bedrooms, 4 bathrooms and 2 toilets) dates back to the 15th century and has been then rebuilt and expanded in the second half of the 19th century. The building still exhibits its original charm with stone walls, wooden beams, terracotta floors and original fireplaces.

- **Ground floor:** ample entrance hall, family rooms, dining room, living room with fireplace and portico, kitchen, bathroom and boiler room;
- **First floor:** landing, master bedroom with en-suite bathroom, three double bedrooms and two independent bathrooms.

The **owner's apartment** can be accessed directly from outside via a stone staircase and is made up of an ample entrance room with cloakroom, kitchen, living room with dining area, studio (potentially a bedroom or usable to expand the kitchen), three double bedrooms and two bathrooms. Right above the apartment there are a few lofts, currently unused, which could be partially converted into further living quarters.

The **guesthouse** (3 bedrooms and 2 bathrooms), right next to the manor house and fully restored in 2006, boasts more modern finishes and is very welcoming:

- **Ground floor:** living room with fireplace, kitchen with dining area and 2 bathrooms;
- **First floor:** three bedrooms.

The outdoor loggia, covered in creeping roses, could easily accommodate up to 6 people and is ideal to relax in the pleasant summer climate.

The garden houses an old **chapel** (which could be converted into a cozy studio), the old **drying barn** (nowadays a warehouse), a **laundry room** and a **garage**.

An old **warehouse** (currently split into four rooms) is already certified to be converted into another residential unit with two bedrooms. The building was restored in 2007 (with a total remake of the insulation) but boasts no systems.

The buildings are in excellent structural condition and still boasts many of the original and charming features. The manor house, in particular, boasts beautiful living halls with terracotta floors, coffered ceilings with wooden beams and stone fireplaces.

EXTERIOR

The house boasts a private 2,670-sqm garden dotted with fruit trees (apples, pears, figs and hazelnuts). A short distance from the house there is a **12 x 5 m swimming pool** with terracotta solarium.

The property features a beautiful panoramic view over the countryside surrounding Caprese Michelangelo and **Lake Montedoglio**.



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