

Ref. 1773 – **CASA DEL CAMPANO**

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## RESTORED RUSTIC TOWNHOUSE FOR SALE IN THE HISTORICAL CENTER OF ANGIARI

Anghiari – Arezzo – Tuscany



**Interiors**  
63 sqm

**Bedrooms**  
2

**Bathrooms**  
2

This **townhouse** (63 sqm – 678 sqft, three floors) is located in the heart of the **historical center** of **Anghiari**, in one of the most evocative and well-known alleys of the medieval village. The main dwelling, on the first floor, is composed of a living area with kitchen, bathroom and bedroom in the loft (equipped with a curtain to ensure privacy).

The lower floor has independent access from the alley and has recently been converted into a lovely bedroom with fireplace and bathroom.

The house has been renovated with great care, carefully preserving the original appearance of the building, which still has those characteristics typical of historic buildings: stone floors in the ground floor bedroom, original terracotta tiles in the other rooms, wooden beams and fixtures.

Situated in an extremely convenient and easily accessible location, the property has all the necessary services, available in the nearby central square of the town, a parking area is just 50m away. The location is also excellent as a starting point for visiting the most renowned centers of the **Tiber Valley** and **Tuscany**.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1773 – CASA DEL CAMPANO

**TYPE:** townhouse

**CONDITIONS:** restored

**LOCATION:** historical center, parking 50m away

**ACCESS:** excellent, on foot

**INTERIORS:** 63 square meters (678 square feet)

**TOTAL ROOMS:** 3

**BEDROOMS:** 2

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, stone floor, original fireplace, terracotta floors, wooden floors, gallery, outdoor balcony

**EXTERIORS:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 246.21 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (150 m; 1'), Sansepolcro (8km; 15'), Caprese Michelangelo (17km; 25'), Città di Castello (24km; 20'), Monte Santa Maria Tiberina (33km; 40'), Arezzo (35km; 40'), Montepulciano (82km; 1h 20'), Siena (102km; 1h 35'), Montalcino (103km; 1h 45'), Florence (108km; 1h 35'), San Gimignano (153km; 2h 5')

## CLOSEST AIRPORTS

Perugia San Francesco (73km; 50'), Firenze A. Vespucci (128km; 1h 35'), Bologna G. Marconi (184km; 2h 5'), Pisa G. Galilei (189km; 2h 15'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (270km; 2h 45')





































































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)