

## RESTORED LAKE VIEW COUNTRY HOUSE FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany



**Interiors**  
232 m<sup>2</sup>

**Bedrooms**  
4

**Bathrooms**  
4

**Total land**  
2.5 ha

**Swimming pool**  
12 × 6 m

In a very panoramic position with view over Lake Montedoglio, not far from Caprese Michelangelo, restored country house with pool. The building (220 m<sup>2</sup>) currently offers 4 bedrooms and has been carefully restored to preserve its rustic look, with stone walls, wooden beams and terracotta floors. Roughly 2.5 hectares of land surrounds the property: here one can find the beautiful 6,000-m<sup>2</sup> garden and a 12 × 6 m pool.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2086 – FINESTRA SU MONTEDOGLIO

**TYPE:** farmhouse

**CONDITIONS:** restored

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (1.5 km)

**INTERIORS:** 232 square meters (2,496 square feet)

**TOTAL ROOMS:** 7

**BEDROOMS:** 4

**BATHROOMS:** 4

**ANNEXES:** firewood shed

**MAIN FEATURES:** stone walls, wooden beams, terracotta floors, stone fireplaces, wooden doors, garden, swimming pool, view over Lake Montedoglio

**LAND:** 2.5 hectares (6.2 acres)

**GARDEN:** yes, well maintained with lavender and fruit trees

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 234.62 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Town with services (2km; 3'), Caprese Michelangelo (6km; 10'), Anghiari (11km; 15'), Sansepolcro (17km; 25'), Arezzo (32km; 40'), Cortona (58km; 1h 10'), Montepulciano (83km; 1h 20'), Florence (106km; 1h 40'), Siena (109km; 1h 40'), San Gimignano (149km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (83km; 1h), Firenze A. Vespucci (124km; 1h 40'), Bologna G. Marconi (177km; 2h), Pisa G. Galilei (184km; 2h 20'), Roma Ciampino (261km; 2h 50'), Roma Fiumicino (276km; 3h)

## FINESTRA SU MONTEDOGLIO

In a very panoramic position with view over **Lake Montedoglio**, not far from **Caprese Michelangelo**, restored **country house** with pool. The building (220 m<sup>2</sup>) currently offers 4 bedrooms and has been carefully restored to preserve its rustic look, with stone walls, wooden beams and terracotta floors. Roughly 2.5 hectares of land surrounds the property: here one can find the beautiful 6,000-m<sup>2</sup> garden and a **12 × 6 m pool**.

## DESCRIPTION OF THE BUILDINGS

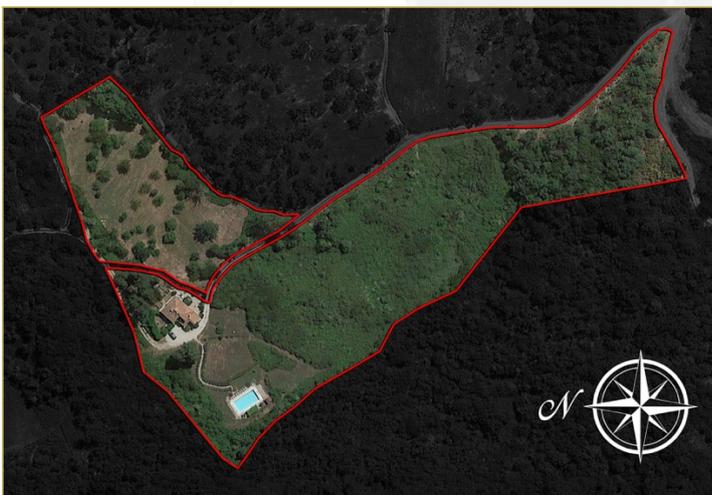
The **country house** (220 m<sup>2</sup> – 2,367 ft<sup>2</sup>, 4 bedrooms and 4 bathrooms) is laid over three floors in the following way:

- **Basement:** kitchen, dining room and reading room. Along the staircase leading to the ground floor, on the left there is the first bedroom with en-suite bathroom. With an independent access from outside are a laundry and a storage.
- **Ground floor:** living room with fireplace, bedroom with en-suite bathroom, storage room and portico with oven on the rear of the building.
- **First floor:** two bedrooms with en-suite bathroom (one of which accessed from outside via a stone staircase).

The country house has been finely restored to preserve its rustic finishes. The stone walls have been cleaned and valorized while on the inside the wooden beams have been restored and the terracotta floors preserved wherever possible. The result is a very characteristic, charming and welcoming house. The most “modern” feature is the ample window in the bedroom on the first floor which offers a breathtaking view over the surrounding hills and Lake Montedoglio in the distance.

Right next to the farmhouse is a **firewood shed** (12 m<sup>2</sup> – 129 ft<sup>2</sup>).

## EXTERIOR



The farmhouse is completed by approximately **2.5 hectares of land (6.2 acres)**, covered for the most part in woodland (1.9 ha).

The area surrounding the house (roughly 6,000 m<sup>2</sup>) is landscaped into a beautiful park with decorative flowers, fruit trees and chestnut trees typical of the area of Caprese.

Not far from the building is also the **12 × 6 m swimming pool** with a stone and grass sunbathing area.



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