



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2101 – **ANGHIARI ESTATE**

SMALL ESTATE WITH VINEYARD FOR SALE IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany
www.romolini.co.uk/en/2101



Interiors
500 sqm

Bedrooms
10

Bathrooms
8

Land
10.5 ha

Vineyards
1.2 ha

Olive grove
2.0 ha

Just outside the historic center of Anghiari, in a very panoramic position overlooking the Tiber Valley, small 10.5-hectare estate with stone hamlet. The buildings of the property currently house 10 bedrooms and 8 bathrooms and are well-suited either as a private house or as an accommodation business. The 10.5 hectares of land include a small vineyard (1.2 ha) and an olive grove (2.0 ha with 300 productive trees).

SUMMARY OF THE PROPERTY

REFERENCE #: 2101 – ESTATE ANGHIARI

TYPE: small estate with stone hamlet

CONDITIONS: habitable

LOCATION: hilly, panoramic, just outside the historic center

MUNICIPALITY: Anghiari

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 500 square meters (5,380 square feet)

TOTAL ROOMS: 15

BEDROOMS: 10

BATHROOMS: 8

MAIN FEATURES: stone walls, terracotta floors, wooden beams, stone-paved courtyard, garden, vineyard, olive grove, wine cellar

LAND: 10.5 hectares (25.9 acres)

GARDEN: yes, to be renewed

ANNEXES: old barn, drying barn, cellar, warehouse

ACCESS: unpaved road (100 m)

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (600m; 2'), historic center of Anghiari (1km; 5'), Sansepolcro (9km; 15'), Caprese Michelangelo (17km; 20'), Città di Castello (21km; 25'), Arezzo (27km; 30'), Castiglion Fiorentino (33km; 35'), Cortona (49km; 1h), Tuoro sul Trasimeno (58km; 1h 5'), Perugia (75km; 1h), Montepulciano (79km; 1h 10'), Siena (98km; 1h 20'), Florence (109km; 1h 20')

CLOSEST AIRPORTS

Perugia San Francesco (74km; 55'), Firenze Vespucci (119km; 1h 30'), Bologna Marconi (184km; 2h 10'), Pisa Galilei (185km; 2h 10'), Roma Ciampino (257km; 2h 40'), Roma Fiumicino (272km; 2h 45')



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

ANGHIARI ESTATE

Just outside the historic center of **Anghiari**, in a very panoramic position overlooking the **Tiber Valley**, small 10.5-hectare **estate** with **stone hamlet**. The buildings of the property currently house 10 bedrooms and 8 bathrooms and are well-suited either as a private house or as an accommodation business. The 10.5 hectares of land include a small **vineyard** (1.2 ha) and an **olive grove** (2.0 ha with 300 productive trees).

Basic services can be reached on foot (600 m to the nearest supermarket) and several cities of **Tuscany** and **Umbria** are less than two hours away by car (Sansepolcro, Città di Castello, Arezzo, Perugia, Cortona, Montepulciano, Florence, Siena...).

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** is laid over three floors as follows:

- **Basement**: rustic lounge with cooking corner, bedroom, bathroom and hallway;
- **Ground floor**: living room, kitchen and bathroom;
- **First floor**: three bedrooms and bathroom.

The **old drying barn**, laid over two floors, features on the ground floor four independent bedrooms with en-suite bathrooms, while the upper floor is an independent mini-apartment (made up of living area, bedroom and bathroom).

The property is then completed by a **small barn** (made up of reading room/bedroom and bathroom), an **agricultural annex** (cellar and olive mill) and a **warehouse**.

The buildings are all restored and in good condition, both structurally and aesthetically (the last renovation dates back to the 2000s). Some of the buildings have not been used over the last years but only small cleaning operations are needed to bring them back to their optimal state.

EXTERIORS

The property covers a total surface of 10.5 hectares including an **olive grove** (2.0 hectares with roughly 300 productive trees), a **small vineyard** (1.2 ha), ample portions of arable land (4.0 ha) and mixed woodland (3.5 ha).



EXTERIORS PHOTOS



INTERIORS PHOTOS

