



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2134 – **CASALE BORGONUOVO**

COUNTRY HOUSE WITH PANORAMIC VIEW FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany
www.romolini.co.uk/en/1707



Interiors
330 sqm

Bedrooms
4

Bathrooms
3

Land
6,440 sqm

A short distance from Caprese Michelangelo, in a panoramic position, country house with garden and land. The house (300 sqm) is currently split into two apartments (one of which to be restored) for a total of four bedrooms and two bathrooms. Outside, the house features a 330-sqm garden with a parking area and over 6,000 sqm of arable land.

SUMMARY OF THE PROPERTY

REFERENCE #: 2134 – CASALE BORGONUOVO

TYPE: country house with land and panoramic view

CONDITIONS: partially restored

LOCATION: hilly, panoramic

MUNICIPALITY: Caprese Michelangelo

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 330 square meters (3,551 square feet)

TOTAL ROOMS: 7

BEDROOMS: 4

BATHROOMS: 3

MAIN FEATURES: stone walls, wooden beams, terracotta and ceramic cellar, portico, garden, paved parking area, arable land

LAND: 6,440 square meters (1.5 acres)

GARDEN: 6

ANNEXES: storage room

ACCESS: excellent

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: municipal network

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Closest services (2km; 3'), Caprese Michelangelo (3km; 5'), Anghiari (14km, 15'), Sansepolcro (20km; 25'), Città di Castello (35km; 35'), Arezzo (35km; 40'), Cortona (60km; 1h), Florence (110km; 1h 40'), Siena (112km; 1h 40'), San Gimignano (150km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (85km; 1h), Firenze Vespucci (127km; 1h 45'), Bologna Marconi (173km; 2h 5'), Pisa Galilei (187km; 2h 30'), Roma Ciampino (264km; 3h 10'), Roma Fiumicino (279km; 3h)



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Services are all available in the vicinity (roughly 2 km) and in the town of Caprese Michelangelo (3km; 5') but several cities of **Tuscany** are nonetheless at hand (Anghiari, Sansepolcro, Arezzo, Florence, Siena...).

DESCRIPTION OF THE BUILDINGS

The **country house** (300 sqm – 3,228 sqft, 4 bedrooms and 2 bathrooms) is laid over three floors and includes, on the lower level, the cellars and firewood storage, while the upper floors are split into two apartments.

- **Apartment N°1** (80 sqm – 861 sqft, restored): entrance room, living room with kitchen, two bedrooms and a bathroom;
- **Apartment N°2** (80 sqm – 861 sqft, to be restored): living room with kitchen, two bedrooms and a bathroom.

Right next to the country house is an **annex** (roughly 30 sqm - 323 sqft) split into two rooms and currently used as a warehouse.

The building also features 6,440 sqm of land (most of which is classified as arable). The surface closer to the house, partially paved, accommodates a well-maintained 330-sqm garden. A convenient stone-paved area allows parking a few cars inside the property.

EXTERIORS PHOTOS



INTERIORS PHOTOS

